

NEIGHBORHOOD COMMERCIAL



DOCUMENTS DEPT.

JUN 8 1984

SAN FRANCISCO
PUBLIC LIBRARY

PROPOSAL FOR CITIZEN REVIEW

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
MAY 1984

5/S



DOCUMENTS
SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE
BOOK

Not to be taken from the Library

FEB 1 4 1996

BARCODE LABELS ON PARTS
TOTAL 4 PARTS



☐ NEIGHBORHOOD ☐
☐ NEIGHBORHOOD ☐
☐ COMMERCIAL ☐
☐ COMMERCIAL ☐



NEIGHBORHOOD COMMERCIAL REZONING STUDY

PROPOSAL FOR CITIZEN REVIEW

DOCUMENTS DEPT.

JUN 8 1984

SAN FRANCISCO
PUBLIC LIBRARY

Department of City Planning
City and County of San Francisco
May 1984

D REF 711.5522 Sa52nc

San Francisco (Calif.).
Dept. of City Planning.
Neighborhood commercial
rezoning study :
1984.

3 1223 03962 0571

S.F. PUBLIC LIBRARY

CONTENTS

	<u>Page</u>
INTRODUCTION	1
CHAPTER	
I. MASTER PLAN AMENDMENTS	9
II. ZONING FRAMEWORK	31
III. DISTRICT CONTROLS	53
General Controls Discussion by Category	55
Base Districts	67
NC-1 Neighborhood Commercial Cluster District	69
NC-2 Small-Scale Neighborhood Commercial District	79
NC-3 Moderate-Scale Neighborhood Commercial District	87
NC-S Neighborhood Commercial Shopping District	95
GC General Commercial District	103
Maps	108
Individual Districts	133
Broadway Neighborhood Commercial District	135
Castro Street Neighborhood Commercial District	145
Inner Clement Street Neighborhood Commercial District	155
Outer Clement Street Neighborhood Commercial District	165
Upper Fillmore Street Neighborhood Commercial District	173
Haight Street Neighborhood Commercial District	183
Hayes-Gough Neighborhood Commercial District	193
Upper Market Street Neighborhood Commercial District	205
North Beach Neighborhood Commercial District	215
Polk Street Neighborhood Commercial District	227
Sacramento Street Neighborhood Commercial District	237
Union Street Neighborhood Commercial District	247
Valencia Street Neighborhood Commercial District	257
24th Street-Mission Neighborhood Commercial District	269
24th Street-Noe Valley Neighborhood Commercial District	279
IV. PROCEDURES.	289
V. OTHER CODE AMENDMENTS.	297
APPENDIX	
A. SAMPLE DATA	323
B. STREET INDEX	331
C. EXISTING CONTROLS	339
D. PROPOSED CONTROLS (FOLDOUT CHART)	344

MAPS

	<u>Page</u>
1. Study Area	3
2. Residential Service Area of Neighborhood Commercial Districts and Uses	17
3. Generalized Neighborhood Commercial Land Use Plan	19
4,5. Zoning Map Sheet No. 1.	108
6,7. Zoning Map Sheet No. 2.	110
8,9. Zoning Map Sheet No. 3.	112
10,11. Zoning Map Sheet No. 4.	114
12,13. Zoning Map Sheet No. 5.	116
14,15. Zoning Map Sheet No. 6.	118
16,17. Zoning Map Sheet No. 7.	120
18,19. Zoning Map Sheet No. 8.	122
20,21. Zoning Map Sheet No. 10	124
22,23. Zoning Map Sheet No. 11	126
24,25. Zoning Map Sheet No. 12	128
26,27. Zoning Map Sheet No. 13	130
28. Broadway Neighborhood Commercial District	137
29. Castro Street Neighborhood Commercial District.	147
30. Inner Clement Neighborhood Commercial District	158
31. Outer Clement Neighborhood Commercial District	167
32. Upper Fillmore Neighborhood Commercial District	175
33. Haight Street Neighborhood Commercial District.	187
34. Hayes-Gough Neighborhood Commercial District	196
35. Upper Market Street Neighborhood Commercial District	207
36. North Beach Neighborhood Commercial District	219
37. Polk Street Neighborhood Commercial District.	230
38. Sacramento Street Neighborhood Commercial District	239
39. Union Street Neighborhood Commercial District	250
40. Valencia Street Neighborhood Commercial District (14th-20th Sts.) . . .	260
41. Valencia Street Neighborhood Commercial District (20th-Army Sts.) . .	262
42. 24th Street-Mission Neighborhood Commercial District	272
43. 24th Street-Noe Valley Neighborhood Commercial District	281
44. Sample Individual District Survey Map, Assessor's Block 635	320
45. Sample Base District Survey Map, Chestnut Street	325



Digitized by the Internet Archive
in 2014

<https://archive.org/details/neighborhoodcomm1984sanf>

TABLES

	<u>Page</u>
1. Zoning Control Table	42
2. NC-1 Controls.	70
3. Proposed NC-1 Districts	74
4. NC-2 Controls.	80
5. Proposed NC-2 Districts	84
6. NC-3 Controls.	88
7. Proposed NC-3 Districts	92
8. NC-S Controls.	96
9. Proposed NC-S Districts	100
10. GC Controls	104
11. Proposed GC Districts	106
12. Broadway Neighborhood Commercial District Controls	140
13. Castro Street Neighborhood Commercial District Controls.	150
14. Inner Clement Street Neighborhood Commercial District Controls	160
15. Outer Clement Street Neighborhood Commercial District Controls	168
16. Upper Fillmore Street Neighborhood Commercial District Controls	178
17. Haight Street Neighborhood Commercial District Controls.	188
18. Hayes-Gough Neighborhood Commercial District Controls.	200
19. Upper Market Street Neighborhood Commercial District Controls	210
20. North Beach Neighborhood Commercial District Controls	222
21. Polk Street Neighborhood Commercial District Controls.	232
22. Sacramento Street Neighborhood Commercial District Controls	240
23. Union Street Neighborhood Commercial District Controls	252
24. Valencia Street Neighborhood Commercial District Controls.	264
25. 24th Street-Mission Neighborhood Commercial District Controls	274
26. 24th Street-Noe Valley Neighborhood Commercial District Controls	284
27. Street Index.	327
28. Existing Controls.	336





INTRODUCTION

This report presents the findings of the comprehensive rezoning study for San Francisco's neighborhood commercial districts. The zoning provisions which currently regulate land uses on commercial streets are the result of studies made by the Department of City Planning during the late 1950s and adopted in 1960. Twenty-four years after the adoption of the basic zoning controls, the spectrum of uses in commercial districts has changed considerably, and revisions to the existing controls are necessary.

The Neighborhood Commercial Rezoning Study area includes all commercial districts in San Francisco except downtown commercial districts, industrial districts, and other areas currently under separate study by the Department of City Planning (see Map 1).

Proposals contained in this report constitute a comprehensive set of Master Plan policies and Zoning Controls for San Francisco's neighborhood commercial districts. The report includes recommendations for a Neighborhood Commercial Land Use Plan and other policies and guidelines for the Commerce and Industry Element of the City's Master Plan.

Article 7, a proposed new section of the City Planning Code, establishes a comprehensive, flexible system of neighborhood commercial zoning controls. It contains five base districts and fifteen individual districts with individually applied controls which embrace the full range of land use issues in each district. The main feature of Article 7 is a table which displays all controls, either directly or by reference to other sections of the Code. Article 7 also contains sections describing the purpose of each district, standards and permitted uses, references to approval procedures, and definitions.

BACKGROUND

In the mid-1970s, the Department of City Planning began revising Master Plan policies for commercial and industrial districts. The Commerce and Industry Element of the Master Plan was adopted in 1978, and included policies for neighborhood commercial districts. Conclusions of the Commerce and Industry Element and the Residential Zoning Study, 1978, led to an examination of policies and zoning controls for neighborhood commercial districts. The Union Street study, March 1979, recommended controls under which additional growth



could take place on a street which had changed from a neighborhood-serving shopping area to a citywide specialty district. In October 1979, the Neighborhood Commercial Conservation and Development study analyzed nine other streets undergoing dramatic growth and recommended interim special use controls to regulate residential conversions and several problem uses.

Several subsequent documents have investigated various other aspects of this Neighborhood Commercial Rezoning Study. The Proposed Zoning Framework, March 1982, outlined Department recommendations for a comprehensive neighborhood zoning system. The Proposed Article of the Planning Code for Neighborhood Commercial Districts, January 1983, provided a first draft of Code revisions for neighborhood commercial districts. An Economic Assessment and Impact Methodology was prepared by Recht Hausrath and Associates in February 1983, to assess economic impacts of the revised zoning framework. The 24th Street-Noe Valley Neighborhood Commercial District study, March 1983, presented an example of how the detailed application of the zoning framework and new control methodology could work in a specific neighborhood district.

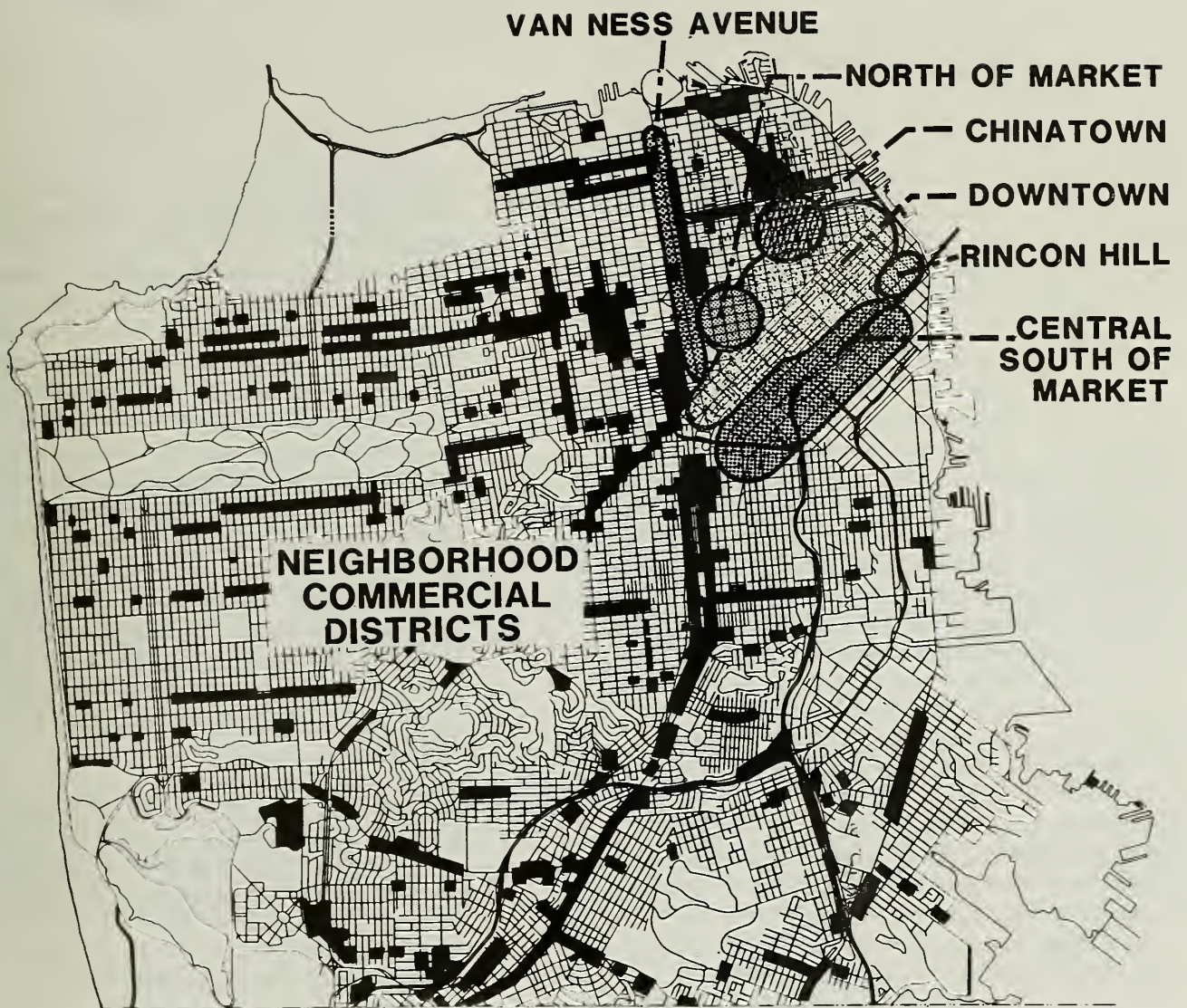
ISSUES

In recent years, changes in local population, retailing techniques, and other economic and social factors have brought new vitality to many of San Francisco's neighborhood commercial districts. Active businesses in new and remodeled buildings have broadened district trade areas and enhanced the variety and availability of retail goods and services. In most cases, the increased activity has benefited both the business and residential communities. However, in some districts, changes have included a loss of neighborhood-serving shops and services, and an increase in traffic and parking congestion, noise, and disruptive late-night activity.

The most dramatic change in land use patterns in neighborhood commercial districts has been the growth in numbers of eating and drinking establishments, financial institutions, medical, business and professional offices, and specialty stores. Rapid change in the land use composition of several popular districts has upset the traditional mix of uses and resulted in the loss of certain types of essential services and stores. One major cause of the displacement of neighborhood-serving businesses has been the expansion of the number of eating and drinking establishments and financial institutions which, due to their business volume, are able to afford higher rents. The loss of convenience stores, such as hardware stores and pharmacies, has made it difficult for neighborhood residents to find essential goods and services in some commercial districts.

In addition to disrupting the traditional mix of local-serving businesses, concentrations of eating and drinking establishments have disturbed both merchants and residents by generating nuisances such as traffic and parking congestion, trash, noise, raucous behavior, and late night activity.

Rising rents in downtown San Francisco have forced small businesses to look for office space in neighborhood commercial districts. Strong demand and competition for ground-story space by retail uses in neighborhood commercial districts have led



STUDY AREA
Map 1

INTRODUCTION

office activities to look for upper-story space, resulting in an increase in conversions of residential units to commercial uses, primarily medical, business, and professional services. Conversions of upper-story residential units threaten the mixed-use character of neighborhood commercial districts and reduce a valuable source of housing for San Francisco residents.

Large-scale development has also changed the physical scale and character of many neighborhood commercial districts. Financial institutions and office/retail buildings built in the last fifteen years often occupy large corner lots. Some new buildings use architectural styles and building materials which are not consistent with the traditional form and style of established neighborhood commercial districts. By disregarding the prevailing scale and style of small buildings and commercial uses, these buildings can upset the visual cohesiveness of the smaller-scaled neighborhood shopping districts.

Concern about these issues has prompted the City Planning Commission and Board of Supervisors to enact various interim zoning controls and moratoria, pending development of permanent zoning solutions. This study is a response to these concerns.

GOALS

The primary goals of this study are to:

- Make necessary revisions and additions to Master Plan policies as they relate to neighborhood commercial areas. Proposed revisions to the Commerce and Industry Element reflect objectives for the city's diverse neighborhood commercial districts. Guidelines for commercial development are included to provide the business and residential communities, as well as public officials, with additional information and criteria for the evaluation of neighborhood commercial development proposals.
- Revise zoning districts, categories, and controls to reflect the needs of neighborhood commercial districts and incorporate new zoning methodology where necessary to adequately regulate land uses.
- Consolidate all zoning controls into one section of the Planning Code to facilitate an understanding of the zoning requirements for any commercial property or district. Modify procedures for permit processing to simplify the conditional use process in certain cases.



REPORT SUMMARY

I. Revisions and Additions to the Master Plan

Existing policies of the Commerce and Industry Element are revised to reflect current land use patterns and objectives. New policies include a Generalized Neighborhood Commercial Land Use Plan, a specific policy for conversion of residential units in commercial districts, as well as detailed land use and design guidelines for neighborhood commercial district development. The policies of the Residence and Transportation Elements which relate to neighborhood commercial districts are also included.

II. Zoning Framework

This chapter proposes a new section of the Planning Code, Article 7, which is a comprehensive, flexible system of neighborhood commercial zoning controls. Its main feature is a table which displays all controls directly or by reference for each district. It also contains sections describing the purposes of each district, standards and permitted uses, references to approval procedures, and definitions.

III. District Controls

This chapter describes the proposed zoning controls as they would apply to specific districts. The first section discusses the proposed zoning categories, summarizes the proposed controls and their rationales, and discusses the criteria which would be applied to the review of proposed uses and structures.

The second section describes five base districts which contain approximately 225 neighborhood commercial district locations not included as individual districts. The section describes each of the five base districts, states its purposes, and discusses the control recommendations and rationale. (A General Commercial district is proposed for areas which are currently zoned C-2, but are not neighborhood serving. These areas could be the subject of a rezoning study at a

future date.) Detailed map and text descriptions of base district boundaries are presented at the end of the section. An individual discussion is presented for each of the five base districts, which include:

- Neighborhood Commercial Cluster (NC-1)
- Small-Scale (NC-2)
- Moderate-Scale (NC-3)
- Neighborhood Commercial Shopping Center (NC-S)
- General Commercial (GC)

The third section recommends fifteen new individual districts for districts with special land use problems. Discussions include description and purpose statements, and history and land use issues sections which articulate each district's commercial and residential character and pertinent land use issues. Specific zoning controls are presented along with a discussion of their rationale.

In order to control the number, size and location of eating and drinking establishments in districts where they are a problem, a new system of thresholds and ceilings is proposed. This approach is based on the percentage of ground-story commercial frontage occupied by eating and drinking establishments. In most districts eating and drinking establishments would be permitted as principal uses until a threshold of 20% of the district's commercial frontage contains eating and drinking establishments. Thereafter, existing eating and drinking establishments could be modified and new ones could be approved only as conditional uses until a 25% ceiling is reached. At this point, existing establishments could be modified by conditional use, but no new eating and drinking establishments would be permitted to locate in the district.

Boundaries for individual districts are presented on maps which outline additions and deletions. The individual districts are listed below:

- Broadway
- Castro Street
- Inner Clement Street

INTRODUCTION

- Outer Clement Street
- Upper Fillmore Street
- Haight Street
- Hayes-Gough
- Upper Market Street
- North Beach
- Polk Street
- Sacramento Street
- Union Street
- Valencia Street
- 24th Street-Mission
- 24th Street-Noe Valley

IV. Procedures

This chapter presents the proposed section of the Planning Code containing conditional use procedures for neighborhood commercial districts. The procedures would facilitate the review and determination of applications by an abbreviated consent calendar. This section also includes criteria to be used in the review and determination of applications for conditional uses.

V. Other Code Amendments

This chapter lists the significant text amendments not included in other chapters which are necessary to implement the neighborhood commercial zoning framework. Proposed text amendments include limits, requirements and exceptions for development standards set forth for proposed districts.

FUTURE ACTIONS

The Neighborhood Commercial Rezoning Study is a draft for community review. Over the coming months, Department staff will prepare an environmental evaluation of the recommendations contained in the study and will meet with merchants, residents, and property owners to discuss the proposed Master Plan policies and zoning controls. Following appropriate notice to all property owners and interested parties, the City Planning Commission will hold public hearings to receive testimony prior to taking action on the proposals.







I. MASTER PLAN AMENDMENTS

Master Plan policies for neighborhood commercial districts were last revised in 1975 in the Commerce and Industry Element, in 1983 in the Residence Element, and in 1982 in the Transportation Element. Based on the findings of the Neighborhood Commercial Rezoning Study, additions of new policies and the articulation of existing policies are proposed to make the Commerce and Industry Element's Neighborhood Commercial section more reflective of current land use patterns and planning objectives.

Since the Residence Element was adopted in 1983 and the Transportation Element in 1982 and incorporate appropriate policies, no changes are necessary at this time. As different elements of the Comprehensive Plan have been updated in recent years, land use policies have been included where applicable. Therefore, the policies of the Land Use Element for neighborhood commercial districts are rescinded and relevant land use policies are included in the neighborhood commercial section of the Commerce and Industry Element. This chapter presents the proposed revisions to the Commerce and Industry Element, including additions and ((deletions)).

These objectives and policies are of particular relevance in reviewing con-

ditional use applications in that the City Planning Commission under § 303(c)(3) must find that the use or feature under review is necessary or desirable for, and compatible with, the neighborhood or the community and will not adversely affect the Master Plan. The objectives and policies are also to be used by the Commission in the exercise of its discretionary review authority which may be used in the implementation of the principles and guidelines of the San Francisco Master Plan (City Attorney Opinion 79-29).



COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 8

MAINTAIN AND STRENGTHEN VIABLE
NEIGHBORHOOD COMMERCIAL AREAS
((DISTRICTS READILY)) EASILY
ACCESSIBLE TO CITY RESIDENTS.

San Francisco is well known as a city with many distinct ((and diverse)) neighborhoods whose diverse characteristics are best expressed on their commercial streets. ((The livability and character of these neighborhoods are determined by a combination of many factors including the quality of the housing stock, open space, topography, transportation, and delivery of human services. One important determinant of neighborhood livability is the accessibility shopping areas which provide retail, personal, and professional services to local residents.)) The viability of a neighborhood commercial district depends primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in an atmosphere of safety, convenience and attractiveness. An important aspect of the livability of neighborhoods is the accessibility to retail, personal, and professional services.

((In addition)) Neighborhood commercial districts constitute an important part of the city's economic base, contributing to the city's fiscal stability through business taxes, and providing ((local)) employment opportunities for local residents. Most commercial districts also create a public domain where individuals are allowed freedom to choose from a wide array of activities as well as have opportunities for leisure, cultural activities, and entertainment. San Francisco's stature as a walking city is enhanced by the active street life and pedestrian character of most of its commercial streets.

((The viability of a neighborhood commercial district depends primarily on its ability to provide required services and maintain customer patronage. The successful district provides a variety of goods and services in

an atmosphere of safety, convenience and attractiveness.))

POLICY 1

Promote diversity among the city's neighborhood commercial districts while assuring that each continues to provide neighborhood serving goods and services.

A function common to all neighborhood commercial districts is the provision of a variety of goods and services at affordable prices to meet the convenience needs of residents in adjacent neighborhoods. Many commercial districts also provide specialty goods and services to a larger, often citywide trade area.

One of the unique charms of San Francisco is the diversity of its neighborhood shopping areas. The distinctive ethnic and lifestyle characteristics of different districts are a reflection of the needs, interests and tastes of the city's varied and ever changing population. The differing sizes of lots and blocks, and the scale and architectural style of buildings in various districts contribute also to their diversity.

The variation in function and character of commercial districts should be recognized through zoning whose controls on building form, scale, commercial use, and operation reflect the differences between districts and reinforce the variations in individual land use patterns.

The essential character of neighborhood commercial districts should be preserved by discouraging uses which would be incompatible in scale or type with the district in which they are to be located. And while it is important to preserve and maintain the unique qualities of the various neighborhood commercial districts, districts should also be allowed to evolve over time in response to changes in the neighborhoods they serve and in consumer tastes and preferences.

The determination of the appropriateness of a proposed land use in a certain district should include consideration of the following basic aspects:

- Individual district character;
- Customer orientation of the district;
- Residential community living within and adjacent to the district;
- Necessity and desirability of the proposed use to the community; and
- Environmental impacts of the proposed use.

In general, commercial uses should be encouraged which meet the following guidelines; conversely, commercial uses should be discouraged which do not.

- The use should be consistent with and further the purpose of the district in which it is located as stated in the Planning Code.
- The use primarily should serve the local community and not attract a major part of its clientele from outside the district in which it is located. (This guideline should not apply to districts specifically designed to serve a citywide or regional clientele.)
- The use should contribute to the variety of retail sales and services offered in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use is desirable. In high-intensity districts with a special orientation to one type of use (such as entertainment), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.
- The size of the use should not be larger than necessary to serve the district's trade area as described in the zoning statement of purpose. Individual use sizes may vary depending on the type of merchandise offered. For example, a supermarket may require a larger floor area than a shoe repair shop in order to serve the same trade area.
- The use should not detract from the livability of the district or adjacent residential areas by causing offensive noise, odors, or light, particularly in the late night or very early morning hours. Longer hours of operation may be appropriate for neighborhood-serving convenience stores such as groceries or pharmacies.
- The use should contribute to an active retail frontage. Uses which lack retail activity, such as institutions, are encouraged to share ground-story space with other more active users. This guideline may not apply in those parts of a district where retail uses are interspersed with fully residential buildings and institutional facilities. However, in most districts, provisions should be made to allow future conversion of the ground story space to commercial uses in order to accommodate future growth of the district.



MASTER PLAN AMENDMENTS

- The use should fully utilize available floor area. Uses which occupy a limited amount of ground story frontage, such as limited financial service and hotel lobbies, should provide access to remaining space for use by other enterprises.
- The use should not significantly increase traffic congestion or parking demand. If this is unavoidable, provisions such as carpooling for employees or shuttle bus service to parking facilities for restaurant patrons may be needed as mitigation.
- The size of each use should not be larger than necessary to serve the district trade area. Individual use sizes may vary depending on the type of merchandise offered. For example, a supermarket may require a larger floor area than a shoe repair shop in order to serve the same trade area.
- Establishments operating in the very late evening or early morning hours should be of a type which provide goods and services which are necessary and desirable for the community. For example, longer hours of operation may be appropriate for neighborhood-serving convenience stores such as groceries or pharmacies.

Specific Uses

In some districts, the balanced mix of commercial activities has been upset by the proliferation of certain uses such as financial services, restaurants and bars, take-out food establishments and convenience stores, automobile repair services, and off-street parking facilities. The concerns are not limited to the number and concentration of these uses but also include related nuisances they create and their impacts on the neighborhood. Special controls such as thresholds and distance factors should be legislated in the Planning Code for these uses in districts where they are a particular problem. However, the following guidelines should apply to these uses wherever they are located.

Financial Services

- Financial offices should not be located near other financial uses in neighborhood shopping districts. It is preferable that they be at least 300 feet apart. In districts where the number of financial services has caused considerable concern, the distance may be increased to regulate to additional financial services. Also, the distribution pattern of existing financial services and the form of the district may be considered in increasing the distance factor. For example, to provide for the same number of additional financial establishments, a non-linear district with a concentration of financial services might warrant greater distances between existing and proposed uses than a linear district with an even distribution of financial services.
- Financial services should provide full banking services to serve the business community as well as the residential community.
- New financial services should be located in existing buildings whenever feasible. If new construction is necessary, inclusion of other commercial uses is desirable.
- The inclusion of dwelling units on upper stories above financial facilities is desirable.
- New structures should have continuous frontage along the shopping street or mall except where access to required parking is necessary.
- In neighborhood commercial districts where drive-up facilities are not permitted, financial offices should be pedestrian-oriented. In cases where drive-up facilities are permitted or parking is required, interruptions of the continuous retail frontage should be kept to a minimum.

Eating and Drinking Establishments

- Eating and drinking establishments should not exceed 20% of the total



commercial frontage of a district. Proposals for restaurants and bars which would increase the frontage to between 20 and 25% of all commercial frontage should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood. Except in districts designed to accommodate a strong eating and drinking trade, such establishments should not occupy more than 25% of the total commercial frontage in a district.

- Preferably the proposed use should be at least 100 feet from the nearest eating and drinking establishment.
- Accessory parking should not be provided on site unless the restaurant is larger than 5000 square feet, or if would interrupt the continuous retail frontage.

Take-Out Food Establishments, Convenience Stores, and Similar Quick-Stop Establishments

- Facilities should be interspersed with other retail businesses and avoid concentration of one type of product.

- Site selection and site layout should not create situations that would encourage double parking.
- Pedestrian-oriented facilities should be located along streets or malls with sufficient capacity for pedestrian traffic.
- The site should provide adequate waiting and eating space for either walk-in or drive-in patrons.
- The site should be equipped with sufficient outdoor trash receptacles to avoid litter problems in the surrounding neighborhood.

Auto Repair Services

- When converting a gas station with minor repair facilities to an auto repair service, adequate building space should be provided for carrying out all repair services inside the building.
- Auto repair facilities should be large enough to accommodate all cars to be repaired or picked up to prevent on-street parking of these cars.

MASTER PLAN AMENDMENTS

Auto-Oriented Facilities

- Certain sites along major thoroughfares may be appropriate for auto-oriented facilities. However, transit preferential streets, collector, local and recreational streets, as designated in the Transportation Element of the Master Plan, are not considered appropriate for auto-oriented facilities.
- To avoid potential pedestrian-vehicle conflicts where great numbers of children are present, the site should not be within 500 foot walking distance of an elementary or secondary school.
- To avoid cumulative impacts of auto oriented facilities on the traffic flow, sites should not be within 500 foot walking distance of another auto oriented quick-stop establishment.
- Preferable sites are those which are vacant or already devoted to an open use such as a service station or parking lot.
- The number of parking spaces should, in most cases, be limited to Planning Code requirements; parking should generally be permitted as an accessory use only.
- To avoid underutilization of land in neighborhood shopping districts, accessory parking should be made available for general public use when not being utilized by the facility.

Drive-up Facilities

- Drive-up facilities should not be located in areas of heavy pedestrian concentration nor on transit preferential streets.

- The site plan and operating policy of the drive-in use should allow vehicles to enter promptly without having to wait in line on the street or across the sidewalk.

Adult Entertainment

- Except in districts offering specialized entertainment, adult movies and bookstores are inappropriate in neighborhood commercial districts. When they are not excluded, their exterior signage and window displays should be designed so they are inoffensive to the general public.

((Promote the multiple use of neighborhood commercial areas with priority given to neighborhood-serving retail and service activity.))

((The primary function of the neighborhood commercial districts is to provide a safe, convenient, and attractive area with a sufficient number of stores to offer a variety of goods and services to local residents at affordable prices. However, neighborhood commercial districts may also contain shops and restaurants catering to a clientele extending well beyond the immediate neighborhood. In addition, the district may also serve as a focal point for other community activities including recreational, civic, and cultural functions. Many neighborhood commercial districts also contain residential dwelling units, generally in the form of apartments and flats built above commercial spaces.))

POLICY 2

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts.

Neighborhood commercial districts usually contain dwelling units in addition to commercial uses and the retention of this mix is desirable. Flats and apartments are frequently located above ground-story commercial uses; fully residential buildings are common in some districts. Mixed commercial-residential districts ensure the presence of people on the streets at different times which increases safety and business vitality on evenings and weekends. Residential populations in commercial areas also create a more active street life which enhances interaction between people in the neighborhood and increases visual interest.

Due to the limited supply of vacant land in commercial districts, some commercial expansion into this residential space may be necessary to adequately meet the commercial needs of the trade area served by the district. Residential units at the ground story can disrupt retail continuity and conversions of these dwellings should be permitted when there is a demand for additional commercial space.

The appropriateness of allowing conversions of residences at the second story and above, however, is dependent in part upon the physical scale and nature of commercial activity in the district. Conversions should not be permitted in smaller districts whose

commercial market consists of only the immediate vicinity. In districts serving a broader segment of the residential and business community, some conversions could be permitted as long as a general equilibrium is maintained. However, in those districts where there is substantial pressure for conversions, the equilibrium between residential and commercial uses may be upset in favor of the latter. In these instances, conversions of residential units should be reviewed, and the competing needs for retention of scarce housing and for commercial expansion evaluated. The following factors should be carefully considered:

- The existing balance of commercial and residential uses.
- The nature of the proposed use and whether it will provide the neighborhood with a necessary and desirable service.
- The ability of the proposed use to locate elsewhere in the district.
- The affordability of and the demand for the housing and the ability to satisfy that demand elsewhere.
- The potential impacts of the proposed commercial use on dwelling units remaining in or near the subject building. (When conversions are allowed, the remaining residences should be buffered and protected from annoyance by commercial occupants and whenever possible, residential and commercial areas of buildings should be independently accessible.)

MASTER PLAN AMENDMENTS

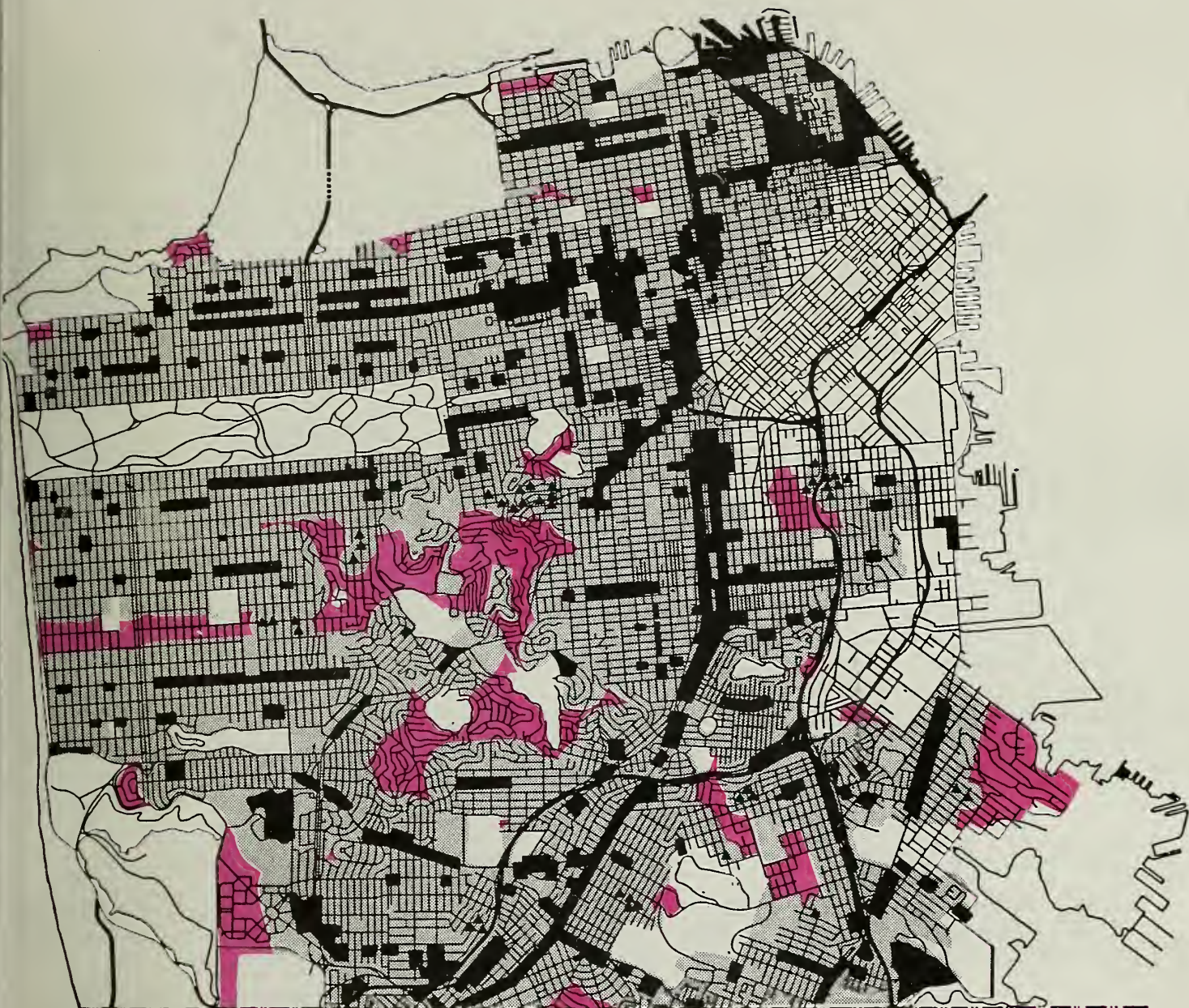
POLICY 3

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

Neighborhood shopping districts should be distributed throughout the city so that all residential areas are within a service radius of one-quarter to one-half mile, depending upon the population density and topography of the area served. Most residential areas meet this service area standard, as can be seen on Map 2. Some remaining residential areas which are not served by commercial districts within these distances are served

by individual commercial uses located within a quarter of a mile. These individual uses are typically corner grocery stores which are open long hours, providing a range of food and household convenience goods. The few remaining residential areas, which are neither served by neighborhood commercial districts nor by individual commercial uses, are typically of such low density that they cannot economically support nearby commercial activity. It would be appropriate to revise the zoning to allow a smaller convenience commercial use in those areas if a market demand develops, and as long as the location meets the criteria of Objective 6, Policy 2 of the Residence Element.





RESIDENTIALLY ZONED AREAS WITHIN COMMERCIAL SERVICE BOUNDARIES

- NEIGHBORHOOD OR GENERAL COMMERCIAL DISTRICT
Service Radius = 1/2 Mile
- NON-CONFORMING OR LIMITED COMMERCIAL USE
Service Radius = 1/4 Mile
- COMMERCIAL SERVICE AREAS
- RESIDENTIAL AREAS OUTSIDE SERVICE BOUNDARIES

Map 2



MASTER PLAN AMENDMENTS

POLICY 4

((Maintain a presumption against the establishment of)) Discourage creation of major new commercial ((development)) areas except in conjunction with ((adequately)) supportive residential development and ((public/private)) transportation capacity.

Economic growth exhibited in any given commercial area, when viewed from a citywide or regional perspective may not represent "real" or absolute growth, but rather a relocation of economic activity from another commercial area, ((which is experiencing decline)) contributing to its decline. "Real" growth of retail activity requires an actual increase in expenditures which is directly linked to increases in disposable personal income. Because there are opportunities for business expansion within existing commercial areas, the creation of major new commercial areas ((development)) should be discouraged unless a significant new market is being created to support the proposed development.

POLICY 5

Adopt specific zoning districts which conform to a generalized neighborhood commercial land use plan.

The application of other policies under this objective results in land use distribution patterns shown on the Generalized Neighborhood Commercial Land Use Plan Maps. Neighborhood Commercial zoning districts should conform to the map, although minor variations consistent with the policies may be appropriate. The Generalized Neighborhood Commercial Land Use Plan provides for the following six categories of neighborhood commercial districts.

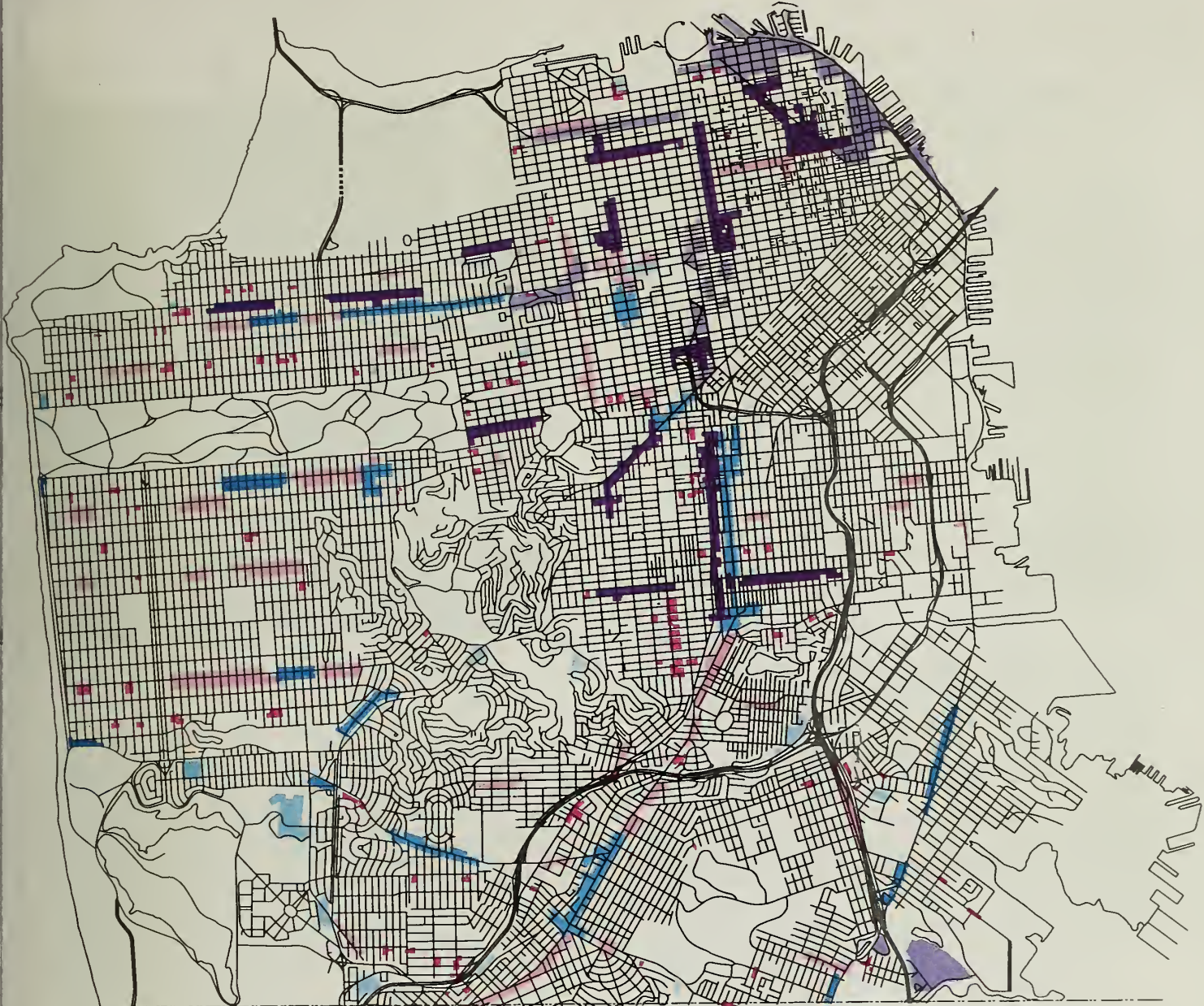
Neighborhood Commercial Clusters provide a limited range of convenience retail goods and services to residents in the immediate neighborhood during daytime hours. In general, these districts should be limited to

no more than one or two blocks and commercial uses should be limited to the ground floor. The upper stories should be residential. These districts are intended to be located in neighborhoods which do not have the need for or capacity to handle larger-scale commercial activities.

Small-Scale Neighborhood Commercial Districts provide convenience goods and services to the local neighborhood as well as a limited comparison shopping to a wider market area. The size of these districts may vary from two or three blocks to several blocks in length. Commercial building intensity should be limited to the first two stories with residential development occasionally interspersed. Upper stories should be reserved for residential use. These districts are typically linear and should be located along collector and arterial streets which have transit routes.

Moderate-Scale Neighborhood Commercial Districts provide a wide range of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to local residents. These districts can be quite large in size and scale and may include up to four stories of commercial development, although most districts have less. They commonly include residential units on the upper stories. Due to the moderately-large scale and levels of activity, these districts should be located along heavily-trafficked thoroughfares which also serve as major transit routes.

Neighborhood Shopping Centers provide retail goods and services for car-oriented shoppers. Goods and services can range from groceries for local residents to a full range of merchandise for a citywide clientele. Commercial building intensity can reach 3.6 times the district land area, but is much lower in most cases because a substantial amount of each lot is devoted to automobile parking and building heights generally are limited to prevailing heights in surrounding areas. Residential uses are









GENERALIZED NEIGHBORHOOD COMMERCIAL LAND USE PLAN

Map 3



COMMERCIAL INTENSITY (Stories)

	NEIGHBORHOOD CLUSTER	1
	SMALL SCALE NEIGHBORHOOD DISTRICT	1 - 2
	MODERATE SCALE NEIGHBORHOOD DISTRICT	1 - 4
	NEIGHBORHOOD SHOPPING CENTER	1 - 4
	INDIVIDUALIZED NEIGHBORHOOD DISTRICT	1 - 4
	GENERAL COMMERCIAL DISTRICT	1 - 4

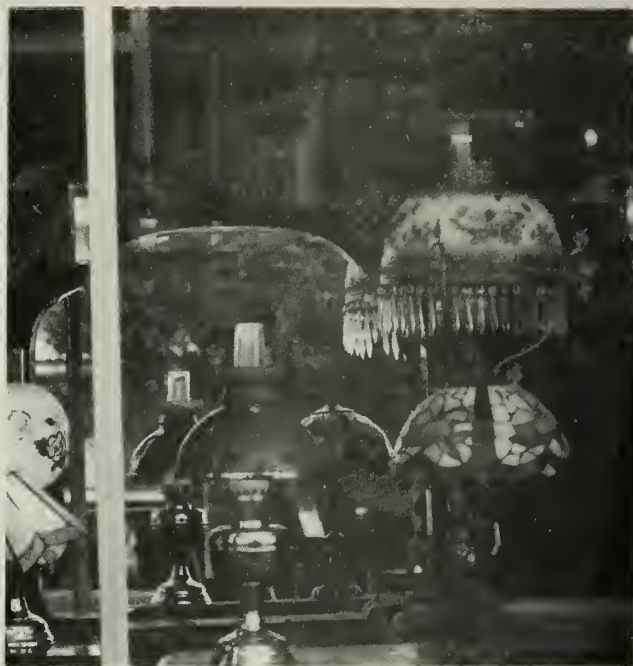
MASTER PLAN AMENDMENTS

permitted but are relatively uncommon. Because these districts provide an alternative building format with more parking opportunities than the traditional linear shopping districts, they should be located where their design is compatible with existing neighborhood scale and in areas where other neighborhood commercial districts do not provide adequate parking.

Individual Neighborhood Commercial

Districts are generally small or moderate scale commercial districts generally located in neighborhoods undergoing economic revitalization and rapid change. This type of district is appropriate wherever special controls are needed to deal with the particular economic growth and land use changes a neighborhood commercial area is undergoing.

General Commercial Districts provide general citywide commercial goods and services including tourist activities, large-scale office developments, and auto-oriented facilities. To serve these functions adequately, these districts can cover several acres with commercial building intensity reaching up to 3.6 times



the land area. Because these districts have few residential units, limited neighborhood-serving uses, and intense commercial activity, they should be situated in peripheral locations well buffered from existing residential neighborhoods.

POLICY 6**Promote high quality urban design on commercial streets.**

Most of San Francisco's neighborhood commercial districts were developed concurrently with residential development and both have physical forms which relate to the needs and tastes prevalent during the first half of this century. During this period, commercial units were built along streetcar lines and at major street intersections, often with residential flats on the upper floors, thus creating the familiar "linear" or "strip" commercial districts.

The small lot pattern prevalent at that time also encouraged the development of small buildings and businesses. The resulting scale should be maintained through the regulation of the size of new buildings and commercial uses.

((The importance of the automobile to the consumer's shopping trip must be recognized, particularly when many or large and bulky items are to be purchased. However, San Francisco's charm stems from its urban, rather than suburban, character. Preservation of traditional pedestrian and transit-oriented compact commercial districts should be encouraged by discouraging through traffic and reducing its speed, and by protecting the safety of pedestrians through the use of mid-block crosswalks, corner bulbs, and encouraging pedestrian amenities such as mini parks and small public open spaces.))

Continuous commercial frontage at the street level is especially important. ((in small commercial districts.)) It ((helps to)) prevents the fragmentation and isolation of fringe areas, ((a phenomenon which tends to reduce)) improves pedestrian accessibility, and ((detracts from)) enhances the physical and aesthetic cohesiveness of the district. . The design of new buildings should harmonize with the scale and orientation of existing buildings. Additionally, a correspondence of building setbacks, proportions, and texture helps establish visual coherence between a new develop-

ment and existing structures on a commercial street. ((For these reasons, the following principles should be used in guiding development in neighborhood commercial districts:))

- ((Encourage continuous building facades with retail or service activity on the ground floor.))
- ((Discourage open parking lots, blank building walls, driveways, vacant lots, or massive developments of any form.))
- ((Encourage professional uses to locate above the ground floor, maintaining a balance with existing residential uses.))

The appeal and vitality of a neighborhood commercial district depends largely on the character, amenities, and visual quality of its streets. The main function of neighborhood commercial streets is to create a safe, comfortable, and attractive pedestrian environment and, at the same time, accommodate convenient access by public transit and automobiles and provide for efficient delivery of goods.

The following guidelines for urban design are intended to preserve and promote positive physical attributes of neighborhood commercial districts and facilitate harmony between business and residential functions. Building design, site development, and planning of the street environment should adhere to existing patterns of development in neighborhood commercial districts as much as possible.

The physical characteristics of the property and district which should be considered in the design of new development include:

- Overall district scale;
- Individual street character and form;
- Lot development patterns;
- Adjacent property usage;
- Proposed site development and building design;
- Potential environmental impacts; and

MASTER PLAN AMENDMENTS

- Feasible mitigation measures.

Building Design and Site Planning

The pleasant appearance of an individual building is critical to maintaining the appeal and economic vitality of the businesses located in it, as well as of the whole neighborhood commercial district. Determination of a project application should therefore include consideration of its compatibility with the architectural character of the surrounding buildings and enhancement of the district.

Architectural Design

- The essential character of neighborhood commercial districts should be preserved by discouraging alterations and new development which would be incompatible with buildings which are architecturally significant or which contribute to the scale and character of the district as a whole.
- Existing structures in sound or rehabilitable condition and of worthwhile architectural character should be reused where feasible to retain the unique character of a given neighborhood commercial district.
- The design of new buildings, building additions and alterations, and facade renovations should reflect the positive aspects of the existing scale and design features of the area. Building forms should complement and improve the overall neighborhood environment.

Frontage

- Facades of new development should be consistent with design features of adjacent facades that contribute to the visual qualities of the neighborhood commercial district.
- To encourage continuity of "live" retail sales and services, at least one-half of the total width of any new or recon-

structed building, parallel to and facing the commercial street should be devoted to entrances, show windows, or other displays. Where a substantial length of windowless wall is found to be unavoidable, eye-level display, a contrast in wall treatment, offset wall line, outdoor seating and/or landscaping should be used to enhance visual interest and pedestrian vitality.

- Clear, untinted glass should be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely-tinted glass should not be used except as an architectural or decorative accent.
- Where unsightly walls of adjacent buildings become exposed by new development, they should be cleaned, painted or screened by appropriate landscaping.

Height and Bulk

- The height of a proposed development should relate to the individual neighborhood character and the height and scale of adjacent buildings to avoid an overwhelming or dominating appearance of new structures. Transitions between high and low buildings should be provided if the proposed height exceeds twice the existing height of adjacent buildings.
- The building envelope should respect and improve the integrity of open spaces and other public areas.
- The height and bulk of new development should be designed to allow maximum sun access to nearby parks, plazas, and major pedestrian corridors.

Rear Yard and Open Space

- New development should respect the open space corridor in the interior of blocks and not impede access of light and air nor block views of adjacent buildings.

- On irregularly-shaped lots, through-lots or those adjacent to fully built lots, rear yards may be substituted with open space on the same property if the access of light and air to residential units is improved.

Signs

- The character of signs and other features projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. Neighborhood commercial districts are typically mixed-use areas with commercial units on the ground or lower floors and residential uses on upper floors. As much as signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residences within the neighborhood commercial district or in adjacent residential districts. Sign sizes and design should relate and be compatible with the character and scale of the neighborhood commercial district. Facades of residentially-occupied stories should not be used for attaching signs nor should the illumination of signs be directed into windows of residential units.

Walk-up Facilities

- Walk-up facilities should be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

Rooftop Mechanical Equipment

- Rooftop mechanical equipment which may create disturbing noises or odors should be located away from areas of residential use.

Outdoor Activity

- In order to maintain a continuous block facade line, front set-backs are discouraged; however, outdoor activities such as sidewalk cafes and walk-up windows may be accommodated by recessing the ground story. Front set-back areas of existing buildings may be used for outdoor activities.

Landscaping and Street Design

- Suitable landscaping can greatly enhance the image of a neighborhood commercial district and contribute to establishing an identity of the shopping area. A district tree planting program or streetscape plan should be developed to coordinate the tree planting required for new development and thus achieve the maximum benefit. Considering urban design and open space policies of the Master Plan, a district tree planting program would define appropriate tree species and planting locations for a specific neighborhood commercial district. A regular schedule for maintaining all landscaped areas should be included. A district streetscape plan would also include other design features such as the color and texture of the sidewalk and crosswalk pavement, lay-out of the sidewalk with bus bulbs and spaces for street vendors, and design and location of street furniture such as benches, bus shelters, newspaper racks, and waste receptacles.
- Street trees should be provided in each new development. In places where tree planting is not appropriate due to inadequate sidewalk width, interference with utilities, undesirable shading, and other reasons, other means such as window boxes, planter boxes or trellises may be chosen.
- A permanent underground sprinkler system should be installed in landscaped areas which will provide sufficient water for plant material used. Automatic timing devices may be required. Container plants which cannot

adequately be watered by an underground sprinkler system should have adequate hose bibs installed to permit watering.

- Certain open uses such as parking lots should be visually screened along the street frontage by low walls, earth berms and/or landscaping. However, the safety of the lots should not be reduced through these measures.
- A landscaped buffer of trees and shrubs must be used along those edges of a parking lot bordering residential properties.
- In addition to landscaping at the periphery of the parking lot, plantings should be used in the interior, especially when the lot is viewed from adjacent residences.

POLICY ((2)) 7

Promote neighborhood commercial revitalization.

While most commercial districts have healthy economies, some districts have declined. The latter areas are underused, and are often characterized by vacant lots and boarded up or deteriorating storefronts. As a consequence, there is inadequate provision of convenience goods and services to nearby residents. The City should participate in a variety of efforts to revitalize these districts.

However, the ultimate success of a neighborhood commercial district depends upon factors which are beyond the scope of the public sector. Private sector investment must bear primary responsibility for economic revitalization and the maintenance of neighborhood commercial districts. A viable commercial district can only exist if the goods and services available are appropriate to the population it serves.

Almost all successful neighborhood commercial revitalization efforts are initiated by local businessmen with a strong

desire and commitment to upgrade their businesses, property, and neighborhoods. Because revitalization of an entire commercial district requires diligence and cooperation of all merchants and property owners sustained over a long period of time, a strong merchants' association is essential. The City should provide businessmen who have exhibited a strong commitment to upgrade their areas with assistance in organizing or strengthening their merchants association and preparing and carrying out their improvements.

((In addition, The City should take an active role in encouraging cooperation and participation in commercial revitalization efforts by State and Federal agencies, private financial institutions, and local landlords, homeowners, and residents. Community organizations involved in community development activities and the media should also be encouraged to support and assist in revitalization efforts.))

((However, effective neighborhood commercial revitalization can rarely take place in the absence of a strong city commitment to assist local businesses and to)) For its part the City should provide the physical improvements and public services necessary to ensure confidence in local investors. ((The City must provide)) These include police and fire protection, adequate maintenance of streets, sidewalks and sanitation services, as well as proper enforcement of zoning, health, and building codes to ensure the health and safety of merchants, residents, and shoppers. Capital improvements should be made as required, including lighting, street furnishings, public spaces, and mini-parks. Traffic circulation, transit, and parking availability should be managed to allow maximum accessibility to the retail corridor with a minimum of congestion and disruption to the neighborhood.

((Commercial districts serve as the primary locations for neighborhood-serving retail and service activity. Because there are alternate locations for the other uses, preference should be given to neighborhood-serving commercial uses in these districts, emphasizing retail and service



Outdoor Activity (Sub-§ .26)

This control, defined in § 790.76, would regulate the location and operation of outdoor activities in neighborhood commercial districts. For all districts (except GC where they would be permitted as principal uses), the controls would permit outdoor activities only in the front of lots. The location of outdoor activity elsewhere on lots would require conditional use review. In lot interiors or rear portions, especially in linear commercial districts, conditional review would consider the surrounding uses and the potential impacts of the proposed activity. Conditional review could also limit the types of outdoor activities and the hours of operation, or require physical buffering from surrounding residential uses.

Drive-Up Facility (Sub-§ .27)

The control, defined in § 790.32, would prohibit drive-up facilities in all districts except NC-S (where they could operate as conditional uses) and GC (where they would be permitted as principal uses). This control reflects the importance of preserving continuous retail frontage in linear commercial districts, and preventing disruptions to traffic flows from queuing

vehicles. In NC-S districts, which cater to customers arriving in private vehicles, conditional use review would examine the design and location of the drive-up facility and its potential impacts on the traffic volumes and directional flows of the surrounding streets. This control would not apply to automotive uses in its regulation of drive-up facilities, because they are controlled separately in sub-§§ .56-.58.

Walk-Up Facility (Sub-§ .28)

This new control, as defined in § 790.130, would apply to facilities located on the exterior building wall, such as automated bank teller machines and windows or self-service operations. In all districts but GC (where they would be unrestricted), walk-up facilities would be permitted if recessed three feet to minimize interference with sidewalk pedestrian flows. If recessed less than three feet from the sidewalk, walk-up facilities would require conditional use review to consider existing pedestrian flows, sidewalk widths, and building design.

Hours of Operation (Sub-§ .29)

This new control, as defined in § 790.48, would regulate late night commercial activity. The controls would apply limits to commercial uses' hours of operation in all districts, except the NC-3, NC-S, GC, and Broadway districts. These latter intensive or non-linear districts can accommodate late night activity (eating, entertainment, grocery, etc.). In all other districts except NC-1, Sacramento, and Outer Clement, commercial uses could operate from 6 a.m. to 2 a.m. by right, but after 2 a.m., commercial uses would require conditional use approval. In the NC-1, Sacramento Street and Outer Clement Street districts, which are the least intensive and most heavily residential, commercial uses would be prohibited after 2 a.m. The conditional use review for late night uses in NC-2 and all other individual districts would consider the necessity and benefits of the late night activity against the potential disruptions to the surrounding neighborhood. This control would not apply to automated bank teller machines.

GENERAL CONTROLS

Use Controls by Story

These controls regulate uses according to where they are located in a building: the first story and below, second story, and third story and above. Building story is defined in § 102.19. The use controls generally prescribe the number of building stories that commercial uses can occupy, leaving the remaining stories for residential use. The use controls for various districts are designed to respect the desired character of the district, as described in the Description and Purpose statements contained in the Planning Code (see § 703 in Chapter II).

Upper-story controls for new uses must be considered in conjunction with controls for conversion of housing to non-residential use. For example, in districts where retail uses are permitted on the second story but conversions are prohibited, retail businesses could locate in newly constructed space but would not be able to occupy existing residential units.

Residential Conversion to Non-Residential Use (Sub-§ .30)

This new control, defined in § 790.86, would apply to the conversion of an existing housing unit or units to non-residential use. Demolition of housing units and replacement by a non-residential use would also be included in this control category. In order to allow for active retail storefronts, conversions would be permitted at the first story in all districts. At the upper stories, conversions would be prohibited in NC-1, and selected individual districts which contain large quantities of affordable housing and which still have ample opportunities for commercial development at the ground story and/or in new construction on underutilized sites. In NC-2 and other individual districts, conversions would be permitted as principal or conditional uses at the second story, depending on the district, and prohibited above. In NC-3, NC-S, GC, and the Union Street and Hayes-Gough districts, designed as intensive commercial and office districts, the control is discussed in the district subsections. Conditional review of conversions would consider the

extent of conversion activity that has already taken place, the extent of remaining housing stock, the affordability and physical condition of the units to be converted, the availability of commercial space within and near the district, and the demand for commercial space in the district.

Retail Sales and Services (Sub-§ .40)

All retail sales and service uses, as defined in § 790.92, not specifically identified in succeeding categories would be regulated in this subsection. In order to promote ground-story retail activity, retail uses would be permitted at the first story in all districts. They would be restricted from the upper stories in the least intensive, heavily residential NC-1 and Outer Clement districts. In NC-2 and the remaining individual districts, it would be appropriate for retail uses to expand or locate at the second story (as principal or conditional uses depending on the district) but be restricted from the uppermost stories in order to promote mixed-use development. In the most intensive NC-3, NC-S, and GC districts, retail activity could operate at the third story and above. Conditional use review for second-story retail activity in the individual districts where it is required would consider the demand for retail space in the district; the available retail space at the ground story; the type, size and operation of the proposed upper-story retail activity; the extent of conversion; and the other uses in the building.

Eating and Drinking Establishments

Drinking Establishment, Bar (Sub-§ .41)

Drinking Establishment, Excluding Bar (Sub-§ .42)

Restaurant (Sub-§ .43)

Take-Out Food Establishment (Sub-§ .44)

These uses, as defined in sub-§§ 790.28, .30, .90, and .124, exclude grocery stores (general or specialty) and liquor stores, which are considered retail sales. Recognizing that eating and drinking places can provide desirable services to the neighborhood and add to its vitality, controls in all base districts would permit most

establishments at the first story. In NC-1 districts, first-story bars and other liquor-serving establishments would be subject to conditional use review. If a proposed first-story restaurant or take-out food establishment is located within one-quarter mile of a district with more restrictive controls for restaurants and take-out food (sub-§§ .43 - .44), then the proposed use would be subject to conditional use review. At the upper stories, the controls reflect the successive intensity of the base districts. NC-1 and NC-2 districts would prohibit them at the upper stories, NC-3 would allow them at the first and second story only, and NC-S and GC districts would permit them at any story.

In most of the individual districts, the number of existing eating and drinking places have upset the equilibrium of uses by reducing the amount of commercial space available for other businesses, especially neighborhood-oriented convenience stores. An overconcentration of these uses can impact the surrounding housing and businesses by generating nuisances such as traffic and parking congestion, trash, noise,

disruptive behavior and late-night activity. In order to control these uses in the districts where they are a problem, they have been regulated in the recent past with density threshold controls and moratoria. A new system for control is proposed in these districts. The density threshold concept is replaced by a threshold and ceiling approach that is related to the percentage of commercial frontage occupied by all eating and drinking places.

The control is designed to regulate the distribution, location, and proliferation of eating and drinking places in order to maintain a balanced mix of commercial retail uses and help to preserve storefronts for local-serving businesses, and to deal with the nuisances which result from too many eating and drinking places. Occupied frontage, rather than the number of establishments, is a better indicator of the amount of space occupied by such uses, the potential customer volumes which they can accommodate, and the possible nuisances generated by them. The frontage occupied by eating and drinking establishments is compared to the total commercial frontage



GENERAL CONTROLS

of the district. Commercial frontage, as defined in § 790.40, includes all commercially-zoned frontage within the district excluding residentially- and institutionally-used frontage.

The system generally uses a 20% threshold and a 25% ceiling in determining if new such uses would be permitted in a district. When the amount of frontage devoted to eating and drinking establishments exceeds 20% of the total commercial frontage in a district, new such uses would require conditional review and authorization. Once the 25% ceiling is reached and/or exceeded, no new eating and drinking establishments could enter the district in a location not already occupied by an existing eating or drinking establishment.

In all individual districts for which the threshold and ceiling system is proposed, once the threshold is reached, special provisions would apply, subjecting all existing eating and drinking places that seek to expand or alter their existing space to conditional use review. The specific controls for each individual district are expressed in abbreviated form as footnotes to the table of controls and are discussed in each chapter subsection. The complete Planning Code language for the controls are contained in Chapter V.

In North Beach, where eating and drinking places are integral to the district's special character, a ceiling of 33% is proposed. Such uses currently take up 28% of the commercially used frontage.

Entertainment Establishments

Movie Theaters (Sub-§ .45)

Adult Entertainment (Sub-§ .46)

Place of Entertainment (Sub-§ .47)

Amusement Game Establishment (Sub-§ .48)

The definitions for these uses, contained in § 790.62, .34, .36, and .4, would reflect the applicable definitions in the Police Code. The controls for these uses are designed to provide opportunities for various types of entertainment in neighborhood commercial districts when appropriate, and control for

nuisances often generated by these uses, such as traffic and parking congestion, noise, and late night activity. Since small single-story movie theaters can provide a desirable neighborhood service without creating inordinate nuisances, they would be permitted at the first story in all districts, except in NC-1 districts (where they would be prohibited). Places of entertainment, which range from subdued acoustic instrumental music to nightclub entertainment, would be controlled differently, depending on the district. In NC-1 and individual districts, they could be permitted as conditional uses at the first story only, while in the remaining base districts and in the Broadway district, they would be permitted as principal uses at the first story. Upper-story controls would vary. In NC-3 and Broadway districts, movie theaters and places of entertainment could locate at the second story, while in the most intensive GC districts, they could operate at any story.

Adult entertainment uses are considered inappropriate in most neighborhood commercial districts and would be prohibited, except in the GC district, which is intensely commercial with few or no residential uses, and the Broadway, Castro, and Polk districts, which are specialty entertainment districts. Amusement game establishments, which are non-accessory amusement game halls, are considered inappropriate because of the problems they create and would be prohibited in NC-1, NC-2, and all individual districts except Broadway. In NC-3, NC-S and GC districts, they would be permitted as principal or conditional uses depending on the intensity and location of the district. Conditional use review would control generally for potential nuisances and would consider the existing concentration of entertainment uses, the proposed use's hours of operation, the types and proximity of surrounding uses (especially residential), and potential customer volumes and impacts.

Financial Service (Sub-§ .49)

Limited Financial Service (Sub-§ .50)

Financial services, as defined in § 790.102, provide necessary neighborhood services and would be permitted at the first story in all



base districts, except NC-1. In certain individual districts, their growth has been problematic and regulated in the recent past by density threshold controls and moratoria. The proposed controls would require conditional use review in most individual districts. Such review would consider the inventory and location of existing financial services in and near the district, the displacement of smaller retail businesses, the type of functions included in the proposed financial service's operation, and the design and scale of the use as it could affect active pedestrian-oriented frontages and the scale and character of surrounding buildings. The controls are described in each district discussion. Limited financial services, as defined in § 790.104, are restricted to a limited size which would be large enough to provide convenience banking services without disruption of the existing neighborhood scale and pattern. They would be permitted in all districts at the first story, and at the upper stories in the more intensive NC-3, NC-S, and GC districts.

Medical Service (Sub-§ .51)

Personal Service (Sub-§ .52)

Business and Professional Service (Sub-§ .53)

Medical, personal, and business and professional services are defined in sub-§§ 790.106, .110, and .100 respectively. Services refer to the types of use and

businesses, as opposed to offices, which are a form of space in which the use operates. These uses are retail services, which are distinct from non-retail services in that their primary activity is directly with the general public, including neighborhood residents, as opposed to a business clientele.

The controls are designed to provide for medical, personal, and professional and business services in first-, and in most cases, second-story locations. In the less intensive NC-1 and Outer Clement Street districts, where first story space is available and upper stories are reserved for residences, these services could locate only at the first story. In most of the other districts, they would be permitted as principal or conditional uses at the first and second stories, depending on whether the district could accommodate additional upper-story office space. In the Hayes-Gough, Union, Upper Market, NC-3, NC-S, and GC districts, third story and above locations could be permitted with or without conditional use review. In selected districts, where certain types of services pose special problems (such as medical services in Sacramento Street), the controls impose appropriate restrictions. Upper-story controls for these services apply in conjunction with controls for conversion of housing units, except in cases involving new construction. Detailed discussion of controls and rationales is presented in each district subsection.

Conditional use review, as applied to selected second and third story controls, would consider the district's current inventory and market for medical, personal, and professional and business services; the available first story space; the proposed and alternative means of providing the space (conversion, new construction); and the proposed design and its impact on surrounding uses.

Tourist Hotel (Sub-§ .54)

Tourist Motel (Sub-§ .55)

Tourist hotels are defined in § 790.46 as commercial uses which provide tourist accommodations, as opposed to residential hotels which provide accommodations for

GENERAL CONTROLS

permanent residents. The controls recognize that hotels could serve adjacent residential areas and could operate harmoniously with other retail uses in neighborhood commercial districts and therefore would permit them as principal or conditional uses depending on district intensity, except in the NC-1 and Outer Clement districts, where the low intensity of commercial activity would make them inappropriate. The upper-story controls would vary with the district and are designed to accommodate hotels that are compatible in size with other retail and commercial development in the district. Conditional use review would examine their location, size and operations, as well as potential displacement of needed retail sales and services, increased noise, and congestion and parking problems. Motels, defined in § 790.60, are distinguished by the required independent vehicular access from the street to the unit. Motels are not necessary components of neighborhood-serving commercial districts, and with their typical space needs, front setbacks, and parking, they can visually disrupt a district's frontage. Therefore, they are prohibited in all districts, except GC, where they would be subject to conditional use review.

Automotive Uses

Auto Parking (Sub-§ .56)

Gas and Service Station (Sub-§ .57)

Auto Repair (Sub-§ .58)

Auto Sale or Rental (Sub-§ .59)

Automotive uses, as defined and limited in sub-§§ 790.8, .16, .18, and .12, provide needed neighborhood services in some cases, but they are often incompatible with other neighborhood commercial district uses, disrupting traffic flows with queuing vehicles and interrupting active frontage with large, open lots or unattractive buildings. The controls seek to regulate these problems, while providing for automotive needs, especially parking. Non-accessory auto parking garages or lots would be permitted as conditional uses in all districts, except in NC-S, and GC, where they would be permitted as principal uses. The number of stories in which parking could be located would vary with the district intensity. Other automotive uses,

involving gas dispensing, minor or major auto repair, and auto sales or rental, would be permitted in NC-3, NC-S and GC districts, but largely prohibited in all other base and individual districts. In some individual districts (Haight, North Beach, Polk, 24th-Mission, Upper Market, and Valencia), one-story auto repair garages could operate subject to limitations imposed by conditional use review. Such review of parking and auto repair garages would consider the availability of automotive uses and parking in and near the district, the need for such uses, and the district's ability to accommodate them in the proposed location. The design and access of the garages should respect the district's density, visual character, and the existing traffic volumes and flows.

Animal Hospital (Sub-§ .60)

Ambulance Service (Sub-§ .61)

Mortuary (Sub-§ .62)

Animal hospitals, as defined in § 790.6, which have a neighborhood orientation, would be permitted as conditional uses at the first story in all districts, except NC-1, where they would be prohibited. They could locate by conditional use at the upper stories in NC-3, NC-S, and GC districts. Ambulance services and mortuaries, as defined in sub-§§ 790.2 and .58, would be prohibited in NC-1, NC-2, and all individual districts, but could locate in the more intensively-used or non-linear NC-3, NC-S, and GC districts subject to conditional use review. This review would regulate noise, odor, and traffic and visual design problems, by examining the availability and proximity of such services to the neighborhood; the proposed location and proximity to residential uses; the extent of buffering and enclosure; and the size, site plan, and design of the use as compared to the surrounding district.

Non-Retail Sales and Services

Non-Retail Services (Sub-§ .70)

Light Manufacturing, Wholesaling (Sub-§ .71)

Non-retail services, as defined in sub-§§ 790.108, are distinct from retail services in

that their primary activity is with the business community and not with the general public. Non-retail services would be permitted if accessory to retail activity. As non-accessory uses, however, they would not be permitted in NC-1 or any individual district since they do not support the strong retail orientation desired in such districts, and in many cases, there is a shortage of retail space relative to the demand. In other base districts, non-retail services would require conditional use review, except in GC districts, where they would be permitted as principal uses.

Light manufacturing and wholesaling, defined in sub-§§ 790.56, consists of certain types of activities, such as food processing or apparel production, which are distinct from heavy manufacturing and industrial uses. These uses would be permitted if they were accessory to retail activity. As primary non-accessory activities, however, they are generally inappropriate in neighborhood commercial districts where retail sales and services are encouraged. Thus, they would be prohibited in NC-1 and all individual districts. But in all other larger or non-linear base districts, where non-retail uses could be accommodated, they would be permitted as conditional uses. Depending on the importance and space available for retail activity in the district, conditional use review would be required to consider the proposed use's size, location, and design as it affects the district's retail vitality and pedestrian interest. Freight loading and delivery truck activity associated with the use also should be considered in the conditional review.

Institutions

Hospital, Medical Center (Sub-§ .80)

Other Institutions (Sub-§ .81)

Public Facilities (Sub-§ .82)

Institutional uses, defined in sub-§§ 790.44, .50 and .80, range from hospitals, medical centers, outpatient clinics, and residential care and child-care facilities to schools, churches, assembly areas, and public structures and facilities. These institutional

uses could generate a variety of impacts, and thus need to be considered on a case by case basis. Hospitals and medical centers, which are large and inappropriate to neighborhood commercial districts, would be prohibited in all districts, except in the more intensive NC-3, NC-S, and GC, where they would require conditional use review and be subject to the institutional master plan review process. In light of their space requirements, vehicular access needs, and traditional design, the conditional use process would review the potential design, transportation, and scale problems. In all districts, other institutions, besides public facilities, would be permitted as principal uses provided they did not displace retail or housing and included a retail storefront at the first story, or they would require conditional use review. They would be permitted as conditional uses at the second story (and in some districts, at the third story and above). GC districts would permit them as principal uses in the upper stories. These controls would regulate and limit institutional growth and expansion to ensure compatibility with the retail orientation and residential component of neighborhood commercial districts. Finally, public facilities, which include public transportation facilities, utility installations, and public structures, would be regulated as conditional uses in all districts. The review process would consider design, size, safety, and access in regulating the use to be compatible with the district's character.

RESIDENTIAL STANDARDS AND USES

Residential Uses (Sub-§ .90)

Residential uses, including dwelling units, residential hotels, and group housing, as defined in § 790.88, would be permitted in all districts. At the first story of all districts, housing should be located with a retail storefront, or it would be subject to conditional use review. This control would both protect existing retail space and promote development of continuous retail frontage. If retail space was not already located or could not be provided, the conditional use review should consider the use formerly occupying the space, the



existing retail uses in the district and their level of activity, the proposed location within the district, and its relationship to the active retail frontage.

**Residential Density, Dwelling Unit
(Sub-§ .91)**

**Residential Density, Other Residential
Uses (Sub-§ .92)**

Usable Open Space (Sub-§ .93)

These standards are controlled in §§ 211(a), 211(b), and 135 respectively. The density limits serve as absolute standards which cannot be exceeded. They are established to correlate with each other and with the usable open space requirement, in the same way that they relate to each other in residential districts. In the base districts, the density and usable open space requirement are prescribed by those of the nearest residential (R) zoning district, the exact determination of which is described in § 211 (see Chapter V). In the NC-1 and NC-2

districts, the dwelling unit density is determined by the nearest R district, but would not be less than one unit per 800 square feet of lot area. In the more intense NC-3, NC-S and GC districts, higher densities are encouraged; and the densities are determined by the nearest R districts, but would not be less than one unit per 600 square feet of lot area.

In each of the individual districts, a single dwelling unit density is applied to all of the lots in the district. The proposed density relates to the existing built and allowable densities in adjacent residential areas but is generally higher, given the commercial character of the district. The specific controls and rationale for each individual district's density is discussed in the respective subsection.

Off-Street Parking, Residential
 (Sub-§ .94)

Community Residential Garage (Sub-§ .95)

The residential off-street parking requirement, contained in §§ 150 and 151, would apply the same control to all districts. It would require one space per unit in all districts. However, special provisions in § 151.1 (see Chapter V) would allow the requirement to be relaxed for mixed-use projects, if conditional review found that it was necessary to make the project feasible. Such conditional review would consider the importance of the mixed use in the respective district, the feasibility of alternative use and parking configurations, and the extent to which the frontage would be disrupted by the garage or driveway. If the requirement were waived, conditions could include a contribution to the Parking Authority necessary to provide the required parking in a community residential garage. In cases of hardship, the requirement could be waived or reduced by variance, as provided in § 305. In addition, the minimum requirement could be exceeded up to the limits prescribed in § 204.5 as accessory parking. Beyond these limits, additional parking would be considered as a principal use and subject to the use controls for auto parking (sub-§ .56).

Community residential garages, as defined in § 790.10, would be permitted as conditional uses in all districts, except GC, where they could locate without restrictions. The conditional use review would regulate the size, design, and location of such garages, so that the garage could provide for residents' parking needs, but direct the vehicular flow to selected locations in and around the district and off the major thoroughfares, whenever possible.



BASE DISTRICTS

INTRODUCTION

Controls for neighborhood commercial base districts (C-1, C-2, RC-1, and RC-2) were last revised in 1960, and the summaries of existing controls are presented in the Appendix. Some zoning categories and controls are still appropriate while others need revision, and in some cases altogether new categories and controls are needed.

This section proposes four new base districts designed to replace the existing controls for neighborhood commercial districts as well as a fifth general commercial district which would largely continue C-2 district controls. The districts are briefly described below:

The Neighborhood Commercial Cluster District (NC-1) is designed to replace most C-1, RC-1, and RC-2 districts. It would be applied to small-scale clusters of properties with ground-story commercial uses serving residents in small localized trade areas.

The Small-Scale Neighborhood Commercial District (NC-2) is designed to replace moderately-sized C-2 districts. It is similar to the current C-2 district with certain new controls designed to maintain the scale, character, and trade area of existing districts.

The Moderate-Scale Neighborhood Commercial District (NC-3) is designed to replace the larger and more intensely used C-2 districts. The district is characterized by large lots and structures, commercial goods, and services establishments intended for a population larger than a single neighborhood, and heavy auto and transit usage.

The Neighborhood Shopping Center District (NC-5) has been added to address the spe-

cial needs of the city's shopping centers and supermarket sites. Permitted uses are similar and in some cases less restrictive than the NC-3 district, but the building envelope standards are designed for very large sites which often have development clustered in the center or at the edge of a large parking lot.

The General Commercial District (GC) retains the existing C-2 controls as applied to certain areas which do not have a predominantly neighborhood orientation and therefore were beyond the scope of this study. These areas include Fisherman's Wharf, Candlestick Cove, and portions of Battery, Carter, Divisadero, Eddy, Franklin, Lombard, Market, Montgomery, and Polk Streets and Bayshore and Geary Boulevards. No change in the C-2 controls in these areas are proposed in this report. However, the title of the Planning Code district applicable to these areas is proposed to be changed from "C-2, Community Business" to "GC, General Commercial".

Neighborhood commercial districts which have been subject to specialized interim controls are discussed in the third part of this chapter. The second part of this chapter:

- o profiles each of the five proposed base districts;
- o states their description and purpose;
- o discusses how and why they differ from the existing districts from which they were modeled; and
- o presents the proposed controls and lists the locations in the city appropriate for such controls, including maps showing existing and proposed zoning districts.



NC-1 NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT

DESCRIPTION AND PURPOSE

The NC-1 district is designed to replace the existing RC-1, RC-2, and C-1 zoning districts. It is the least intense of the typical San Francisco linear neighborhood commercial districts. As a general rule, commercial clusters are smaller in scale and more oriented to convenience goods than their larger counterparts, the NC-2 and NC-3 districts. The following description and purpose is proposed to be included in Article 7 for the NC-1 district:

§ 703.10 Neighborhood Commercial Cluster District

These districts are intended to serve as neighborhood convenience shopping clusters, providing retail goods and personal services for their surrounding neighborhoods during primarily daytime hours. The range of services offered does not commonly include offices or retail outlets serving a citywide population. These districts include the least intensely developed commercial areas in San Francisco, and are often located in outlying areas of the city. In some cases, buildings with ground-story residential units are interspersed with commercial buildings, while other districts have ground stories completely devoted to commercial use.

NC-1 districts are characterized by their close physical proximity to residential neighborhoods. These districts generally

consist of one or two blocks and in most cases have less than 200 feet of commercial frontage. NC-1 districts also include small clusters of three or more commercial establishments, commonly grouped around a corner. The city's standard lot (25 X 100 feet) is dominant in this district, establishing a pattern of small-scale development.

Cluster districts provide for neighborhood commercial services on the first floor and residential development on upper stories. Building envelope controls for the NC-1 district encourage the scale of new buildings and commercial uses to correspond to San Francisco's traditional pattern of narrow lots. Requirements for rear yards are intended to preserve all existing backyard space. The variety of uses to be permitted is the most restrictive in the city's neighborhood commercial districts, and most commercial uses which could impact residential livability are prohibited.

CONTROL RECOMMENDATIONS

The proposed zoning controls for the NC-1 district are listed on Table 2. They were derived from existing C-1 and RC-1 controls. Following the table is a discussion of the rationale for the proposed zoning recommendations. This discussion also highlights the proposed controls for the NC-1 district.

TABLE 2 - PROPOSED ZONING CONTROLS
NC-1 -- NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT

Sub-§	Zoning Category	§ References	§ 710	
			1st	2nd +
.52	Personal Service	§ 790.110	P	
.53	Business, Professional Service [Retail]	§ 790.100	P	
.54	Tourist Hotel	§ 790.46		
.55	Tourist Motel	§ 790.60		
.56	Auto Parking	§ 790.8		
.57	Gas Station, Service	§ 790.16		
.58	Auto Repair	§ 790.18		
.59	Auto Sale, Rental	§ 790.12		
.60	Animal Hospital	§ 790.6		
.61	Ambulance Service	§ 790.2		
.62	Mortuary	§ 790.58		

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108		
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56		

Institutions

.80	Hospital, Medical Center	§ 790.44		
.81	Other Institutions	§ 790.50	P#	C#
.82	Public Facilities	§ 790.80	C	C

Sub-§	Zoning Category	§ References	§ 710	
			Controls	
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 feet See Zoning Map	
.11	Lot Size	§§ 790.57, 121	3000 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at grade level and above §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	1.8 to 1 § 124.1	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st story only § 607.1	

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m.

		Controls by Story	
		1st	2nd +
.30	Residential Conversion	§ 790.86	P

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P
.41	Drinking Establishment [Bar]	§ 790.28	C
.42	Drinking Establishment [Excluding Bar]	§ 790.30	C
.43	Restaurant	§ 790.90	P#
.44	Take-Out Food Establishment	§ 790.124	P#
.45	Movie Theater	§ 790.62	
.46	Adult Entertainment	§ 790.34	
.47	Place of Entertainment	§ 790.36	C
.48	Amusement Game Establishment	§ 790.4	
.49	Financial Service [Retail]	§ 790.102	
.50	Limited Financial Service	§ 790.104	P
.51	Medical Service	§ 790.106	P

.90	Residential Uses	§ 790.88	P#	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	Generally, 1 unit per 800 sq.ft. lot area § 211 (a)	
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	Generally, 1 bedroom per 275 sq.ft. lot area § 211 (c)	
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	100 sq.ft., private 133 sq.ft., common § 135(d), Table 3A	
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1	
.95	Community Residential Garage	§ 790.10	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

* = Blank Space indicates Not Permitted

= Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

710.43 P if located more than one-quarter mile from any district with more
710.44 restrictive controls in sub-§§ .43 -.44; C otherwise.

710.81 1st story: P if not displacing housing or retail and if retail is
provided at commercial frontage; C otherwise.

2nd story+: C at second story only; NP above.

710.90 P if not displacing retail and if retail provided at commercial
frontage; C otherwise.

General Building Envelope Standards

The maximum building height in Neighborhood Commercial Clusters would continue to be 40 feet. The size of lots in NC-1 districts varies according to the history of commercial-residential development in the area. The districts' commercial lot patterns generally include the smallest-scale lots in the city: 25 X 100 feet. To ensure that buildings are compatible with this pattern, new or expanding development on lots exceeding 2500 square feet would require conditional review.

The majority of lots in NC-1 districts have rear yards, generally covering 10 to 25% of the total lot area. Since most districts still possess sizable rear yards which often abut the rear yards of residences, yards would be required at all levels for the rear 25% of a lot's depth. In the case of commercial clusters, this requirement would preserve remaining open space areas on lots which do not have full lot coverage. In cases where adjacent development would not be adversely affected, full ground level lot coverage could be allowed as specified in § 134.2.

Commercial and Institutional Standards

The floor area ratio (FAR) for non-residential uses is proposed to be 1.8 in NC-1 districts. This would allow for one level of commercial businesses and in some cases, two levels of institutional development given the rear yard requirement. Residences would not be included in the FAR calculations, and four-story buildings could be built as long as the upper two stories are wholly residential. Convenience businesses serving the immediate neighborhood are generally not larger than 2500 square feet in size. Proposals for new commercial businesses exceeding 2500 square feet in gross floor area would require conditional review to ensure that new development is compatible with existing patterns.

Neighborhood commercial clusters generally are daytime districts with occasional commercial uses operating during early

evening hours. Due to the districts' low-intensity commercial character and surrounding small-scale residential neighborhoods, businesses would not be permitted to operate between the hours of 2 a.m. and 6 a.m. Commercial establishments would be permitted as a principal use at all other hours.

Commercial and Institutional Uses

Retail Sales and Services

Commercial activity in neighborhood clusters generally is confined to the ground story with residential units on upper stories. In order to preserve the low-intensity, mixed-use character of NC-1 districts, commercial uses would not be permitted on upper stories. Most retail sales and services establishments would be permitted as principal or conditional uses on the ground story. However, since NC-1 districts are intended to serve their surrounding neighborhoods with a limited amount of convenience goods, certain uses are inappropriate and would not be permitted. These include movie theaters, adult entertainment establishments, amusement game facilities, and hotels and motels.

Bars and drinking establishments that serve liquor would require a conditional use permit to ensure that they would not be located in areas with an abundance of liquor-serving establishments and to avoid impacts on nearby residences, especially those who live in buildings above proposed uses. Similarly, places of entertainment would require conditional use authorization.

Limited financial services, including recessed automatic teller machines, would be permitted, while full-service financial facilities would be prohibited. The latter uses frequently occupy large areas of land and decrease the pedestrian vitality of the district. Full-service financial institutions would be permitted in other larger scale neighborhood commercial districts which have more intense commercial activity.

In order to provide locations for neighborhood serving offices, medical, personal and professional and business services would



permitted on the ground story. Because automobile services (e.g. gas and service stations, repair services, and auto sale or rental establishments) generally occupy relatively large parcels of land, their presence tends to upset the small-scale, low-intensity, pedestrian character of the district. Those automobile uses would not be permitted in NC-1 districts. However, public automobile parking lots would be permitted as a conditional use.

Non-Retail Sales and Services

In consideration of the small scale and proximity of neighborhood clusters to low-density residential neighborhoods, non-retail services and light manufacturing and wholesaling uses would be prohibited.

Institutions

Most institutional uses (residential care and child care facilities, schools, religious facilities, and assembly areas) would be permitted on the ground story if they do not displace retail stores or residences and also contain a ground floor retail use. If they displace the latter uses, they would be conditional. These uses would be conditional on the second story and not permitted on the third story and above. Hospitals and medical centers would not be

permitted because they are not necessary or appropriate in small-scale districts which serve the convenience needs of local residents.

Conversion of Housing to Non-Residential Use

In order to promote the retail character of the district, ground-level conversions of housing units to retail businesses would be permitted. In order to preserve the bulk of the residential units in NC-1 districts, conversions of dwelling units above the ground story would be prohibited. New construction above the ground floor would be restricted to housing and selected institutional uses.

Residential Standards and Uses

Residential units would be permitted on all levels, but would require conditional use authorization at the ground story if they displace a retail store or do not contain a retail outlet. Due to the proximity of low-density residential neighborhoods to NC-1 districts, dwelling unit density limits, as prescribed by the nearest residential zoning district, would generally allow one unit per 800 square feet of lot area. On the typical 2500 square foot lot, this would allow three dwelling units.

TABLE 3
PROPOSED NC-1 DISTRICTS

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Alemaný Blvd.	at Sickles Ave.	C-1	25	129
Arguello Blvd.	at McAllister St.	C-1	9	113
Army St.	at Bryant St.	C-1	9	113
	at Hampshire St.	C-2	19	123
Balboa St.	17th to 20th Aves.	RC-1	9	113
			11	115
	21st to 22nd Aves.	RC-1	11	115
	at 28th Ave.	RC-1	11	115
	33rd to 34th Aves.	C-2	11	115
	at 45th Ave.	RC-1	11	115
Bayshore Blvd.	Silver to Thornton Aves.	C-1	21	125
Blanken Ave.	at Tunnel Ave.	C-1	21	125
Brazil Ave.	at Paris St.	RC-1	23	127
Buchanan St.	Bay St. to Marina Blvd.	C-2	7	111
Cabrillo St.	at 10th Ave.	RC-1	9	113
	45th to 46th Aves.	RC-1	11	115
California St.	at 17th Ave.	RC-1	9	113
	at 22nd Ave.	RC-1	11	115
	at 23rd Ave.	RC-1	11	115
	at 25th Ave.	RC-1	11	115
Capitol Ave.	at Broad St.	RC-1	25	129
Church St.	at 25th St.	RC-1	17	121
	at Clipper St.	RC-1	17	121
	at 26th St.	RC-1	17	121
	at Army St.	RC-1	17	121
	at 27th St.	RC-1	17	121
	at Duncan St.	RC-1	17	121
	at 28th St.	RC-1	17	121
	29th to 30th Sts.	C-1	17	121
Clement St.	31st to 33rd Aves.	C-1	11	115
Dewey Blvd.	at Laguna Honda Blvd.	C-1	15	119

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Dolores St.	at 18th St.	RC-1	17	121
Felton St.	at Mansfield St.	C-1	23	127
Fillmore St.	Haight to Germania Sts.	RC-1	17	121
Fitzgerald Ave.	at Ingalls St.	C-1	21	125
Frederick St.	at Stanyan [NE,SW,SE corners]	RC-1	15	119
	at Stanyan [NW corner]	C-2	15	119
Fulton St.	Central to Masonic Aves. [south side]	C-1	7 9	111 113
Geary Blvd.	Lyon St. to Presidio Ave.	C-2	9	113
	at 33rd Ave.	RC-2	11	115
	at 34th Ave.	RC-2	11	115
	42nd to 43rd Aves.	C-1	11	115
Geneva Ave.	Carrizal to Pasadena Sts.	C-1	23	127
	at South Hill Blvd.	C-1	23	127
Gilman Ave.	Griffith to Fitch Sts.	C-1	21	125
Guerrero St.	at 14th St.	RC-1	17	121
	at 17th St.	RC-1	17	121
	at 18th St.	RC-1	17	121
	at 22nd St.	RC-1	17	121
Hahn St.	at Sunnydale Ave.	C-1	23	127
Haight St.	at Pierce St.	RC-1	17	121
	at Scott St.	RC-1	17	121
Hayes St.	at Ashbury St.	C-1	15	119
	at Cole St.	RC-1	15	119
Holloway Ave.	at Ashton Ave.	RC-1	25	129
	at Brighton Ave.	RC-1	25	129
Hyde St.	at North Point St.	C-2	7	111
	at Union St.	RC-1	7	111
Innes Ave.	at Hawes St.	C-1	21	125
Irving St.	40th to 42nd Aves.	C-1	13	117
	at 46th Ave.	C-1	13	117

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Joost Ave.	at Circular Ave.	C-1	23	127
Judah St.	at 6th Ave.	RH-1	15	119
	at 38th Ave.	C-1	13	117
	at 39th Ave.	C-1	13	117
Lawton St.	25th to 26th Aves.	C-1	13	117
	42nd to 43rd Aves.	C-1	13	117
Lombard St.	Lyon St. to Baker St.	C-2	7	111
Lyon St.	Greenwich to Lombard Sts.	RC-1	7	111
McAllister St.	at Buchanan St.	RC-2	7	111
Mission St.	Bosworth to Murray Sts.	C-2	23	127
Noriega St.	38th to 39th Aves.	C-1	13	117
North Point St.	Buchanan to Laguna Sts.	RM-4	7	111
	Polk to Larkin Sts.	C-2	7	111
Ocean Ave.	Junipero Serra Blvd. to Paloma Ave.	C-2	25	129
Ortega St.	18th to 19th Aves.	C-1	15	119
Parnassus Ave.	at Stanyan St. [SE corner]	C-1	15	119
	at Stanyan St. [SW corner]	RH-3	15	119
Plymouth Ave.	at Sagamore St.	C-1	25	129
	Sadowa to Broad Sts.	C-1	25	129
Precita Ave.	Manchester to Treat Sts.	C-1	17	121
Randolph St.	Ramsell to Victoria Sts.	C-1	25	129
	at Orizaba St.	RC-1	25	129
Sacramento St.	at Baker St.	RC-1	7	111
San Bruno Ave.	at Wilde Ave.	C-1	21	125
San Jose Ave.	Standish Ave. to Nantucket St.	C-1	25	129
	at Geneva Ave.	RC-1	25	129
	Regent to Liebig Sts.	C-1	25	129
Silver Ave.	Somerset to Goettingen Aves.	C-1	23	127

Street	District Boundaries	Existing Zoning	Map Number	Page Number
South Van Ness Ave.	at 19th St.	C-2	17	121
Stanyan St.	at Page St.	RC-2	15	119
Taraval St.	40th to 41st Aves.	C-1	13	117
	45th to 47th Aves.	C-1	13	117
Thornton Ave.	Apollo St. to Maddux Ave.	C-1	21	125
	Carroll to Bancroft Aves.	C-1	21	125
Vicente St.	22nd to 24th Aves.	C-1	27	131
	34rd to 35th Aves.	C-1	27	131
Vicente St.	39th to 40th Aves.	C-1	27	131
	42nd to 43rd Aves.	C-1	27	131
Washington St.	at Broderick St.	RC-1	7	111
20th St.	Lexington to San Carlos Sts.	RC-1	17	121
22nd St.	Capp St. to South Van Ness Ave.	RC-1	17	121
	at Folsom	RC-1	17	121
23rd St.	Wisconsin to Arkansas Sts.	RC-1	19	123
24th St.	at Douglas St.	RC-1	17	121
26th St.	at Sanchez St.	RC-1	17	121
29th St.	at Sanchez St.	RC-1	17	121
	at Dolores St.	RC-1	17	121



NC-2 SMALL SCALE NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The NC-2 zoning district is intended to replace small- and moderately-sized C-2 districts. It encompasses linear neighborhood commercial districts which have a predominant neighborhood orientation. The district is generally larger in scale, more intense commercially, and more oriented to comparison goods than the NC-1 district. The following description and purpose is proposed to be included in Article 7 for the NC-2 district:

§ 703.11 Small-Scale Neighborhood Commercial District

The NC-2 district is intended to serve as the city's small-scaled neighborhood commercial district. These districts are envisioned as linear shopping streets which provide convenience goods and services to their surrounding neighborhood as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, movie theaters, restaurants, as well as neighborhood-serving offices. NC-2 districts are commonly located along both collector and arterial streets which have transit routes.

The size of these districts ranges from small districts of two or three blocks to extensive linear streets which extend over many blocks, although the commercial develop-

ment in longer districts is rarely continuous and is usually interspersed with housing or other land uses. Buildings typically range in height from two to four stories with occasional one-story commercial buildings. The scale of buildings in these districts is mixed, although most interior lots also adhere to the city's standard (25 X 100 foot) pattern. Structures on corner lots tend to be somewhat larger owing to the importance of those locations.

The small-scale district provides for commercial development on the ground and second stories and residences on the upper stories. Eating and drinking establishments, however, are confined to the ground story. The second story may be used by some retail stores, personal services, medical, business and professional offices, and residences. No commercial uses are allowed on the third story and above. Residences and certain institutional facilities are the only permitted uses above the second story. NC-2 districts are intended for mixed-use development which approximates or slightly exceeds the standard lot pattern. Rear yard requirements preserve open space corridors of interior blocks.

CONTROL RECOMMENDATIONS

The proposed zoning controls for the NC-2 district are listed on Table 4. These controls were modeled after the existing C-2 district. Following the table is a discussion which discusses the major controls recommended for the NC-2 district.

TABLE 4 - PROPOSED ZONING CONTROLS
NC-2 -- SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 711 Controls
GENERAL BUILDING ENVELOPE STANDARDS			
.10	Height	§§ 102.11, 106, 201 Article 2.5	Generally, 40 feet See Zoning Map
.11	Lot Size	§§ 790.57, 121	4500 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	3-6 to 1 § 124.1
.21	Square Footage per Use	§ 790.118	3500 sq.ft. * §§ 121.3, 121.4
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5
.24	General Advertising Signs	§§ 602, 604, 608	1 non-illuminated 50 sq.ft. sign per lot on 1st story only § 607.1
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1

Sub-§	Zoning Category	§ References	§ 711 Controls by Story		
.52	Personal Service	§ 790.110	P	P	
.53	Business, Professional Service [Retail]	§ 790.100	P	P	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108	C		
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56	C		
			§ 236 Garment Shop SUD		

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	P	P

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	P
.41	Drinking Establishment [Bar]	§ 790.28	P		
.42	Drinking Establishment [Excluding Bar]	§ 790.30	P		
.43	Restaurant	§ 790.90	P		
.44	Take-Out Food Establishment	§ 790.124	P		
.45	Movie Theater	§ 790.62	P		
.46	Adult Entertainment	§ 790.34			
.47	Place of Entertainment	§ 790.36	P		
.48	Amusement Game Establishment	§ 790.4			
.49	Financial Service [Retail]	§ 790.102	P		
.50	Limited Financial Service	§ 790.104	P		
.51	Medical Service	§ 790.106	P	P	P

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	Generally, 1 unit per 800 sq.ft., lot area § 211 (a)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	Generally, 1 bedroom per 275 sq.ft., lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	100 sq.ft., private 133 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

* = Blank Space indicates Not Permitted

= Standard may be modified under certain conditions; see Section referenced

§ = See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No. Zoning Controls

711.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

711.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

BASE DISTRICTS NC-2

General Building Envelope Standards

The maximum height allowed for a building in the NC-2 district would remain the same as existing height districts and generally be 40 feet, although some NC-2 districts would remain in different height districts. Lot patterns vary considerably in NC-2 districts. Generally, buildings in the NC-2 district are situated on lots less than 5000 square feet. To help maintain the existing scale and character of development in commercial districts, development on lots exceeding 4500 square feet would be subject to conditional review.

Many lots in NC-2 districts have some rear yard space, although these yards are generally less than 25% of the total lot area. However, since most districts still possess some rear yards (which can abut those of residences), they would be required for the rear 25% of lot depth at the second level and above and at all residential levels. In the case of linear commercial districts, this requirement would preserve mid-block open space areas and provide a small buffer zone between commercial and residential activity. Conversely, some interior lots in intensely-developed districts as well as many corner lots have full lot coverage.

Commercial and Institutional Standards

The floor area ratio for non-residential uses in NC-2 districts would be 3.6 to 1, allowing full buildout of the building envelope on the ground and second stories and 75% buildout on each upper story. Since most uses in NC-2 districts are less than 3500 square feet, the maximum square footage per use would be set at 3500 square feet, and commercial uses exceeding that would be subject to conditional use authorization.

Businesses proposing to operate between the hours of 2 a.m. and 6 a.m. would require conditional use review to ensure that they would not create a nuisance for residents in the immediate vicinity and that the use would be appropriate to the community. An example of such a use would be a small grocery store or pharmacy in an area distant from such all night services.

Commercial and Institutional Uses

Retail Sales and Services

Most retail businesses, as well as medical, business, and professional offices, would be allowed as principal uses on the ground and second stories. Offices would not be permitted on the third story and above in order to encourage the provision of housing units and mixed-use buildings. Bars, restaurants, take-out food establishments, movie theaters, and places of entertainment would be permitted only at the ground story in order to minimize adverse effects on upper-story residences.

Several uses are not appropriate in small-scale neighborhood commercial districts. Adult entertainment and amusement game establishments would not be permitted in the NC-2 district because these uses could cause excessive noise and loitering in districts adjacent to residential communities. Motels would not be permitted since they are not necessary for neighborhood-oriented districts and since they interrupt continuous retail frontage which is an important condition for maintaining pedestrian activity and in many cases retail viability. Tourist hotels would be permitted as a conditional use on the ground and second stories.

Many NC-2 districts are located along major transportation corridors and have a variety of commercial uses which are oriented to automobiles. The same linear streets also function as active pedestrian areas. Automobile services (e.g. gas stations or service stations) occupy relatively large parcels of land and can interrupt a commercial street's retail frontage and upset its pedestrian orientation. The odors, noise, and traffic problems associated with automobile-serving uses can also present a problem for nearby residential uses. Therefore, new gas stations, service stations, and auto sale or rental facilities would not be permitted in NC-2 districts. Auto parking garages would be conditional uses at the first two stories to ensure that the design and placement of such uses would be beneficial to the district.



Non-Retail Sales and Services

In order to limit the number and regulate the location of non-retail services, wholesale sales, and light manufacturing facilities, the NC-2 control would require conditional review for these uses on the ground story to ensure that they are not overly disruptive to retail continuity. Non-retail services, wholesaling, and light manufacturing would not be permitted at the second story and above.

Institutions

Large-scale institutional uses are not appropriate for neighborhood commercial districts due to shortages of land in commercial districts and the densities of surrounding residential districts. Therefore, hospitals and medical centers would not be permitted in small-scale neighborhood commercial districts. Most other institutional uses (residential care and child care

facilities, schools, religious facilities and assembly areas) would be permitted on the ground story as long as they do not displace retail stores or residences and have a retail use at the street frontage. If they displace the latter uses, they would be conditional. The above institutional uses would be conditional uses on the second story and not permitted above.

Conversion of Housing to Non-Residential Use

In order to promote the retail character of NC-2 districts, ground and second level conversions of housing units to non-residential uses would be permitted. In order to preserve residential units in NC-2 districts, conversions of dwelling units above the second story would be prohibited.

Residential Standards and Uses

The construction of new residential uses at the ground level would be permitted as long as it does not involve the displacement of a retail store, or a retail use is provided. Conditional review would be required for wholly-residential, ground-story development. New construction above the second floor would be restricted to housing units. Residential units, rooming houses, and residential hotels would be permitted as principal uses on upper stories.

Due to the proximity of low-density residential neighborhoods to NC-2 districts, dwelling unit density limits, as prescribed by the nearest residential zoning district, would generally allow one unit per 800 square feet of lot area. On a 3500 square foot lot, this would allow approximately four dwelling units.

TABLE 5
PROPOSED NC-2 DISTRICTS

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Balboa St.	3rd to 7th Aves.	C-1	9	113
	35th to 39th Aves.	C-2	11	115
	41st to 42nd Aves.	C-1	11	115
Bayshore Blvd.	Visitacion to Arleta Aves.	C-2	21	125
Buchanan St.	Post to Bush Sts.	C-2	7	111
California St.	Lyon to Presidio Ave.	C-2	9	113
	4th to 6th Aves.	C-1	9	113
	6th to 7th Aves.	RC-1	9	113
Chestnut St.	Broderick to Fillmore Sts.	C-2	7	111
Cole St.	Parnassus Ave. to Carl St.	RC-1	15	119
Cortland St.	Bonview to Folsom Sts.	C-2	23	127
Diamond St.	Chenery to Bosworth Sts.	C-2	23	127
Divisadero St.	Sacramento to Sutter Sts.	C-2	7	111
	O'Farrell to Eddy Sts.	C-2	7	111
	Golden Gate Ave. to Haight St.	C-2	7	111
			17	121
Fillmore St.	Bush to Ellis Sts.	C-2	7	111
Franklin St.	Bush to Pine Sts.	C-2	7	111
Geary Blvd.	Webster to Steiner Sts.	C-2	7	111
	11th to Funston Aves.	C-2	9	113
	14th to 16th Aves.	C-2	9	113
	22nd to 28th Aves.	C-2	11	127
Geneva Ave.	Edinburgh to Vienna Sts.	C-2	23	127
Gough St.	Fulton to Grove Sts.	C-2	7	111
Haight St.	Webster to Steiner Sts.	C-2	17	121
Irving St.	10th to 19th Aves.	C-2	13	117
			15	119
Judah St.	27th to 29th Aves.	RC-1	13	117
	29th to 33rd Aves.	C-1	13	117
	44th to 46th Aves.	C-1	13	117
Leland Ave.	Cora St. to Bayshore Blvd.	C-2	21	125

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Mason St.	Pacific Ave. to Washington St.	RC-3	5	109
			7	111
Mission St.	Coso Ave. to Randall St.	C-2	17	121
			23	127
	Highland to College Aves.	C-2	23	127
	Trumbull St. to Santa Rosa Ave.	C-2	23	127
	Geneva Ave. to County Line	C-2	25	129
Monterey Blvd.	Edna St. to Ridgewood Ave.	C-1	25	129
Noriega St.	18th to 27th Aves.	C-2	13	117
	30th to 33rd Aves.	C-1	13	117
	44th to 47th Aves.	C-2	13	117
Ocean Ave.	San Jose to Otsego Aves.	C-2	25	129
Pacific Ave.	Polk to Taylor Sts.	RC-2	5	109
			7	111
	Taylor to Powell Sts.	RC-3	5	109
			7	111
Post St.	Webster to Laguna Sts.	C-2	7	111
	Steiner to Pierce Sts.	C-2	7	111
San Bruno Ave.	Hale to Woolsey Sts.	C-2	21	125
	Dwight to Olmstead Sts.	C-2	21	125
Sutter St.	Gough to Franklin Sts.	C-2	7	111
	Steiner to Pierce Sts.	C-2	7	111
Taraval St.	12th to 17th Aves.	C-2	13	117
	23rd to 36th Aves.	C-2	13	117
9th Ave.	Irving St. to Lincoln Wy.	C-2	15	119
19th Ave.	Junipero Serra Blvd. to Ralston St.	C-2	25	129
3rd St.	22nd to 23rd Sts.	RC-2	19	123
18th St.	Arkansas to Mississippi Sts.	C-2	19	123
20th St.	Arkansas to Missouri Sts.	C-2	19	123
	South Van Ness Ave. to Folsom St.	C-2	17	121
22nd St.	Minnesota to 3rd Sts.	RC-2	19	123



C-3 MODERATE SCALE NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The NC-3 zoning district is designed to replace the larger C-2 districts and consequently includes the largest and most intensely developed neighborhood commercial districts in San Francisco. Development patterns and commercial uses are more intense than in the NC-1 and NC-2 districts. In some cases commercial establishments consist of large-scale citywide retail and service activities. The following description and purpose is proposed to be included in Article 7 for the NC-3 district:

03.12 Moderate Scale Neighborhood Commercial District

NC-3 districts are intended to provide a wide range of commercial uses. They serve in most cases as linear shopping streets which offer comparison and specialty goods to a population greater than the immediate neighborhood, additionally providing convenience goods and services to their surrounding neighborhoods. The range of goods and services offered is of a great variety and includes all types of retail and personal, medical, business, and professional service establishments. The intensity of commercial development and pedestrian activity, however, is less than that in the C-2 and C-3 districts. NC-3 districts are located along heavily-trafficked thoroughfares which also serve as major transit routes.

NC-3 districts include some of the longest linear commercial streets in the city, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the district from smaller-scaled commercial streets, although they include small- as well as moderately-scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. Many commercial buildings do not have rear yards.

A diversified commercial environment is encouraged for the NC-3 district, and a wide variety of uses are permitted. Building envelope standards encourage moderately large commercial uses and buildings. The permitted area for commercial development is large since rear yards are only required at residential levels. Retail businesses are permitted on a building's first and second story, while personal services and offices are permitted on all stories. Limited wholesale and light manufacturing activities are permitted only on the first and second stories. Since only a small number of residential units are located in this district, conversions are permitted on all stories. In addition, new residential development is permitted on all upper stories.

CONTROL RECOMMENDATIONS

The proposed zoning controls for the NC-3 district are listed in Table 6. They were derived from existing C-2 controls. Following the table is a discussion which presents the control recommendations.

TABLE 6 - PROPOSED ZONING CONTROLS
NC-3 -- MODERATE SCALE NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 712		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	P
.53	Business, Professional Service [Retail]	§ 790.100	P	P	P
.54	Tourist Hotel	§ 790.46	C	C	C
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16	C		
.58	Auto Repair	§ 790.18	C	C	
.59	Auto Sale, Rental	§ 790.12	C		
.60	Animal Hospital	§ 790.6	C	C	
.61	Ambulance Service	§ 790.2	C		
.62	Mortuary	§ 790.58	C	C	C

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108	C	C	C
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56	C		

Institutions

.80	Hospital, Medical Center	§ 790.44	C	C	C
.81	Other Institutions	§ 790.50	P#	C	C
.82	Public Facilities	§ 790.80	C	C	C

			§ 712
			Controls
Sub-§	Zoning Category	§ References	
GENERAL BUILDING ENVELOPE STANDARDS			
.10	Height	§§ 102.11, 106, 201 Article 2.5	Generally, 40 feet See Zoning Map
.11	Lot Size	§§ 790.57, 121	6000 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at residential levels only §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	3.6 to 1 § 124.1	
.21	Square Footage per Use	§ 790.118	5000 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	2 100 sq.ft. signs per lot; 200 sq.ft. maximum signage per lot § 607.1	
.25	Business Signs	§§ 602, 604, 608	3 sq.ft. per linear ft. business frontage up to 150 sq.ft. signage per business § 607.1	

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	No Limit

	Residential Conversion	§ 790.86	Controls by Story			
			1st	2nd	3rd +	P
.30	Residential Conversion	§ 790.86	P	P	P	P

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	P	P
.41	Drinking Establishment [Bar]	§ 790.28	P	P	P	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	P	P	P	
.43	Restaurant	§ 790.90	P	P	P	
.44	Take-Out Food Establishment	§ 790.124	P	P	P	
.45	Movie Theater	§ 790.62	P	P	P	
.46	Adult Entertainment	§ 790.34				
.47	Place of Entertainment	§ 790.36	P	P	P	
.48	Amusement Game Establishment	§ 790.4	C			
.49	Financial Service [Retail]	§ 790.102	P	P	P	
.50	Limited Financial Service	§ 790.104	P	P	P	
.51	Medical Service	§ 790.106	P	P	P	P

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

* = Blank Space Indicates Not Permitted

= Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

712.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

712.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

General Building Envelope Standards

Existing height districts would continue to regulate the maximum height allowed for a building in the NC-3 district. Height districts range between 40 feet and 105 feet. The linear shopping streets of the NC-3 district have a larger lot pattern than those in the NC-1 and NC-2 districts. In order to permit moderately-sized commercial establishments on the large lots, the NC-3 district would only require conditional review for new buildings or additions to buildings on lots exceeding 6000 square feet.

Since commercial development in the NC-3 district is typically more intense than that in other districts, the extent of building coverage is greater, and most lots either do not have rear yards or have yards comprising less than 15% of the total lot area. In addition, many moderate-scale districts have significant numbers of entirely commercial buildings. The proposed NC-3 district control would require rear yards to comprise 25% of the lot depth at residential levels only. Rear yards would not be required at commercial levels.

Commercial and Institutional Standards

The floor area ratio for non-residential uses in NC-3 districts would be 3.6 to 1, allowing almost the full buildout of the building envelope on the first four stories. Since moderate-scale shopping areas are situated in various height districts, depending on the district, a number of stories of residences could be built atop a four-story commercial building. Due to the type of services offered and size of the trade area for NC-3 districts, commercial establishments tend to

be larger than those in Neighborhood Clusters and Small-Scale districts. Therefore, commercial uses would require conditional review if the gross floor area exceeds 5000 square feet. This would permit the amalgamation of smaller storefronts as well as the development of new large businesses common to NC-3 districts.

Commercial and Institutional Uses

Retail Sales and Services

Retail uses are intended primarily for the ground story in NC-3 districts. In consideration of cases where retail uses are large or where competition for retail uses is heavy, most retail uses would also be permitted on upper stories. Although most retail uses would be permitted on all levels, certain types of uses would not be permitted above the second story to ensure that upper-story residential uses are protected from noise and other nuisances. These include bars, restaurants, take-out food establishments, movie theaters, and places of entertainment. Personal service establishments as well as medical, business, and professional services would be permitted as principal uses on all stories.

Adult entertainment establishments are inappropriate in most neighborhood commercial districts and therefore would be prohibited in NC-3 districts. Amusement game establishments would require conditional use review at the first story to ensure that they would be designed to prevent excessive noise and loitering in districts adjacent to residential communities, and they would be allowed only at the ground story. Because the development of motels is not compatible with the large-scale commercial uses and high pedestrian and automobile volumes on streets in the NC-3 district, motels would not be permitted. Tourist hotels would be permitted as a conditional use at all building stories.

NC-3 districts are commonly located along major transportation corridors and have a variety of commercial uses which are oriented to automobiles. In some cases the same linear streets have lively pedestrian activity, although the large-scale uses and automobile orientation of some NC-3



districts discourage a pedestrian environment. Automobile services generally occupy large parcels of land which can interrupt a commercial street's retail frontage and upset its pedestrian orientation. In addition, traffic patterns on major arterial streets could be disrupted by frequent vehicular driveways. For these reasons, gas stations, service stations, and auto sale or rental facilities would be permitted at the first story only as conditional uses in NC-3 districts. Auto repair services would be permitted only by conditional use at the ground and second story due to the odors, noise, and traffic problems they can cause for nearby residential uses. In order to accommodate parking demand, auto parking garages would be permitted as conditional uses on all stories. Conditional review would regulate for potential access and design problems.

In order to accommodate certain commercial uses not appropriate for less intensely used districts but not necessarily disruptive to the commercial uses in an NC-3 district, ambulance services and mortuaries would be permitted at certain levels by conditional use authorization. Animal hospitals would be permitted (if in an enclosed building) as a conditional use at the ground and second stories.

Non-Retail Sales and Services

In order to allow for other uses in the event that there is no demand for retail businesses at selected locations, non-retail services, wholesale sales, and light manufacturing facilities would be conditional uses at the first floor. Due to the mixed-use commercial character of the NC-3 district, non-retail services would also be permitted as a conditional use on upper stories.

Institutions

Moderately-scaled institutional uses can be accommodated at selected locations in NC-3 districts, although they can be inappropriate for other districts due to shortages of land. Large-scale institutional uses such as hospitals and medical centers would

require conditional use authorization. Most other institutional uses (residential care and child care facilities, schools, religious facilities and assembly areas) would be permitted on the ground story as long as they do not displace retail stores or residences and they have a retail use at the street frontage. If they would displace the latter uses, conditional use authorization would be required. These institutional facilities would be permitted as conditional uses on the second story and above.

Conversion of Housing to Non-Residential Use

NC-3 districts generally do not contain large numbers of residential units. The proposed NC-3 controls would permit conversions of residential units into commercial space on all stories in order to provide locations outside downtown for commercial uses in districts with good access for employees and customers.

Residential Standards and Uses

In order to encourage the provision of housing units on upper stories in the NC-3 district, dwelling unit densities, as prescribed by the nearest residential zoning district, would not be less than one unit per 600 square feet of lot area.

In order to maintain continuous retail frontages at the ground level, residential units, rooming houses, and residential hotels would require a conditional use application for the ground story only. They would be permitted as principal uses on upper stories.

NC-3 residential off-street parking requirements would remain the same as C-2 controls, one space per unit. However, these requirements discourage mixed-use buildings on small lots in commercial districts. To encourage housing above ground-level commercial uses, the requirement could be relaxed according to conditional procedures if such exemption would make the development feasible and if payment were made for parking spaces to be constructed elsewhere. (See § 151.1.)

TABLE 7
PROPOSED NC-3 DISTRICTS

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Army St.	Shotwell to Valencia Sts.	C-2	17	121
Bayshore Blvd.	Visitacion Ave. to County Line	C-2	21	125
Church St.	Market and Hermann Sts.	C-2	17	121
Fillmore St.	McAllister to O'Farrell Sts.	C-2	7	111
	Area generally bounded by O'Farrell, Webster, McAllister and Steiner Sts.	C-2	7	111
Geary Blvd.	Masonic to 11th Aves. 16th to 22nd Aves.	C-2	9	113
		C-2	9	113
			11	115
Geneva Ave.	Alemany Blvd. to Paris St.	C-2	23	127
			25	129
Irving St.	6th to 10th Aves.	C-2	15	119
	19th to 27th Aves.	C-2	13	117
Judah St.	8th to 10th Aves.	C-2	15	119
La Playa	Lincoln Wy. to Irving St.	C-2	27	131
Market St.	Church to Octavia Sts.	C-2	17	121
Mission St.	14th to 17th Sts.	C-M	17	121
	15th and 16th Sts.	RC-4	17	121
	17th to Precita Sts.	C-2	17	121
	Santa Rosa to Geneva Aves.	C-2	23	127
Ocean Ave.	19th Ave. to Junipero Serra Blvd.	C-2	25	129
			27	131
	Phelan Ave. to Manor Dr.	C-2	25	129
	Cayuga to Mission Sts.	C-2	23	127
			25	129
Sloat Blvd.	43rd to 48th Aves.	C-2	27	131
South Van Ness Ave.	14th to 17th Sts.	C-M	17	121

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Taraval St.	17th to 22th Aves.	C-2	13	117
West Portal Ave.	Ulloa St. to 15th Ave.	C-2	13	117
3rd St.	Innes to La Salle Aves.	C-M	21	125
	La Salle to Yosemite Aves.	C-2	21	125
	Fitzgerald to Meade Aves.	C-2	21	125
9th Ave.	Irving to Judah St.	C-2	15	119
16th St.	Mission St. to South Van Ness Ave.	C-M	17	121
18th St.	South Van Ness Ave. to Mission St.	C-M	17	121



NC-S NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT

DESCRIPTION AND PURPOSE

The NC-S zoning district is a new district designed to replace C-1 and C-2 district controls for shopping centers and supermarket sites. Controls for linear shopping streets are not appropriate for the scale and orientation of shopping centers and supermarket sites. The prevalent use of automobiles by shoppers and the physical separation from the street are two common characteristics of shopping centers. The block and lot pattern in the NC-S district is also larger than in NC-1 and NC-2 districts. The following description and purpose is proposed to be included in Article 7 for the NC-S district:

§ 703.13 Neighborhood Shopping Center Districts

These districts are intended to serve as small and mid-sized shopping centers which provide retail goods and personal services for car-oriented shoppers. Shopping centers commonly contain at least one anchor department store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually serves a larger population than the immediate neighborhood and in the case of one large shopping center is in competition with the downtown retail district and other prominent retail streets. This district encompasses some of the most recent retail development in San Francisco

(post-1945) and serves as an alternative to the linear shopping street. Shopping centers and supermarket sites bear little relation to the surrounding street network and residential development. The prevailing one-story buildings are removed from the street edge and are set in a parking lot. Outdoor pedestrian activity is limited to trips between the parking lot and stores and circulation within the shopping center. Ground and second floors are devoted to retail sales and some personal services and offices.

Building envelope standards allow for large commercial uses and buildings. Retail businesses are permitted on all building stories. Limited wholesale and light manufacturing activities are permitted as conditional uses on all stories. Only one shopping center has any residential units, although the development of housing above the ground story in commercial buildings is encouraged. In addition, the screening of shopping centers by trees and other vegetation is encouraged.

CONTROL RECOMMENDATIONS

The proposed zoning controls for the NC-S district are listed on Table 8. They were derived from existing C-2 controls. Following the table is a discussion which describes the proposed controls for the NC-S district.

TABLE 8 - PROPOSED ZONING CONTROLS
NC-S -- NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT

Sub-§	Zoning Category	§ References	§ 713		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	P
.53	Business, Professional Service [Retail]	§ 790.100	P	P	P
.54	Tourist Hotel	§ 790.46	P	P	P
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	P	P	P
.57	Gas Station, Service	§ 790.16	P	C	
.58	Auto Repair	§ 790.18	P	C	
.59	Auto Sale, Rental	§ 790.12	P	C	
.60	Animal Hospital	§ 790.6	C	C	
.61	Ambulance Service	§ 790.2	C	C	
.62	Mortuary	§ 790.58	C	C	C

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108	C	C	C
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56	C	C	C
			x		

Institutions

.80	Hospital, Medical Center	§ 790.44	C	C	C
.81	Other Institutions	§ 790.50	P#	C	C
.82	Public Facilities	§ 790.80	C	C	C

Sub-§			Zoning Category	§ References	§ 713	Controls
GENERAL BUILDING ENVELOPE STANDARDS						
.10	Height	§§ 102.11, 106, 201 Article 2.5	Generally, 40 feet See Zoning Map			
.11	Lot Size	§§ 790.57, 121	No Limit			
.12	Rear Yards	§ 130	Not Required			
.13	Street Trees	§ 143.1	Required § 143.1			

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	3.6 to 1 § 124.1	
.21	Square Footage per Use	§ 790.118	5000 sq. ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq. ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	2 wall or free-standing signs, 200 sq. ft. maximum signage per lot § 607.1	
.25	Business Signs	§§ 602, 604, 608	3 sq. ft. per linear ft. business frontage up to 150 sq. ft. signage per business § 607.1	

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	C
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	No Limit

	Residential Conversion	§ 790.86	Controls by Story			
			1st	2nd	3rd +	P
.30	Residential Conversion	§ 790.86	P	P	P	P

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	P	P
.41	Drinking Establishment [Bar]	§ 790.28	P	P	P	P
.42	Drinking Establishment [Excluding Bar]	§ 790.30	P	P	P	P
.43	Restaurant	§ 790.90	P	P	P	P
.44	Take-Out Food Establishment	§ 790.124	P	P	P	P
.45	Movie Theater	§ 790.62	P	P	P	P
.46	Adult Entertainment	§ 790.34				
.47	Place of Entertainment	§ 790.36	P	P	P	P
.48	Amusement Game Establishment	§ 790.4	P			
.49	Financial Service [Retail]	§ 790.102	P	P	P	P
.50	Limited Financial Service	§ 790.104	P	P	P	P
.51	Medical Service	§ 790.106	P	P	P	P

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	Generally, 1 unit per 600 sq.ft. lot area § 211 (a)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	Generally, 1 bedroom per 210 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted
C = Conditional
= Blank Space indicates Not Permitted
* = Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.	Zoning Controls
713.81	P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.
713.90	P if not displacing retail and if retail is provided at commercial frontage; C otherwise.



General Building Envelope Standards

Shopping center lot and building development patterns differ significantly from linear commercial streets. The horizontal scale of buildings is uncommonly large, and most facilities are situated a single large lot. For these reasons, new buildings would not be subject to building mass requirements on any size lot. Existing height districts would remain generally at 40 feet.

Shopping centers and supermarket sites are commonly situated towards the center or rear of large lots. Lots in the NC-S district are generally larger than those in other commercial districts. In some cases, an entire shopping center or supermarket is situated on a single lot. In consideration of shopping center lot and building configurations and to encourage the creative development of open space on large shopping center lots, rear yards would not be required in NC-S districts. New development would be encouraged to observe adjacent development patterns while creating interior block open spaces.

Commercial and Institutional Standards

The floor area ratio limit for non-residential uses in NC-S districts would remain at 3.6 to 1. This control could allow for extra stories of residential development in height districts where the permitted building height is greater than 40 feet. Individual

businesses in NC-S districts are generally larger in comparison to uses in NC-1 and NC-2 districts. Thus the permitted square footage per commercial use would be 5000 square feet. Larger-scale development in existing shopping centers and supermarket sites would be subject to conditional review.

Since shopping centers are commonly separated from residences by a parking lot, there would be no limit on the hours of operation of a business.

Most NC-S sites have ample parking lots and auto circulation space to accommodate drive-up facilities. Conditional use review would be required to ensure that the location and design of the proposed drive-up facility would not generate traffic congestion. NC-S controls would require street trees along the street frontage of the shopping center or supermarket site in order to screen parking lots.

Commercial and Institutional Uses

Retail Sales and Services

Since NC-S districts tend to serve a broad trade area, most retail sales and services would be permitted as a principal use on all stories of a building. Adult entertainment facilities are more appropriate in districts with an established entertainment orientation and would not be permitted. Tourist hotels would be permitted as principal uses

on all stories, while motels would be prohibited since their site layout and vehicular driveways occupy a great deal of land which could be disruptive to other shopping center activities. Amusement game establishments would not be permitted above the ground story.

NC-S districts would permit all automobile-oriented businesses as principal uses. Gasoline and service stations, auto repair services, and auto sales and rental facilities would be permitted at the ground story with some upper story restrictions since NC-S districts commonly have ample space to allow for the design of automotive facilities which would not severely disrupt the physical form or commercial operations of a shopping center or supermarket site. Multi-story auto parking garages developed as appropriate parts of shopping centers or supermarket complexes would be permitted as principal uses. Animal hospitals, ambulance services and mortuaries would require conditional use authorization to ensure that they would not cause nuisances to other businesses.

Non-Retail Sales and Services

In order to encourage retail uses at the ground floor and also allow for other uses in the event that there is no demand for retail businesses in some shopping centers, non-retail services, wholesale sales, and light manufacturing facilities would be conditional on all levels. Conditional use review would ensure that their location, size, and specific operation would not interfere with other commercial businesses.

Institutions

Large-scale institutional uses generally are not appropriate for neighborhood shopping centers due to their requirements for land

and their potential traffic and activity impacts. Therefore, hospitals and medical centers would be permitted only with conditional use authorization. Child care facilities, schools, religious facilities, and assembly areas would be permitted on the ground story as principal uses if not displacing retail uses and providing retail activity at the ground story, otherwise they would be conditional uses. They would be permitted as conditional uses on the upper stories.

Residential Standards and Uses

Currently, there are no residential units at the ground level in NC-S districts. Large shopping center lots with one-story buildings could be redeveloped into mixed-use structures with residences over commercial uses. Since shopping centers typically have large amounts of land, open space and parking areas for residential units could be developed on the site. For these reasons, residences would be permitted as principal uses on upper stories. In order to maintain the ground-level retail character in shopping centers and supermarket sites, dwelling units, rooming houses, and residential hotels would be permitted as principal uses if they do not displace a retail store and are built with a retail storefront; otherwise, they would require conditional use authorization.

Residential dwelling unit density and group housing density limits in NC-S districts would be calculated with reference to the nearest residential district to the commercial lot. In order to encourage housing units in shopping centers, higher residential densities (generally one unit per 600 square feet of lot area) would be permitted in NC-S districts.

TABLE 9
PROPOSED NC-S DISTRICTS

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Alemaný Blvd.	Banks to Prentiss Sts. Prentiss to Peralta Sts. [Farmer's Market]	C-2 C-M	23 23	127 127
	Lawrence to Whipple Aves.	C-2	25	129
	St. Charles to Worcester Aves. [Alemany Plaza]	C-2	25	129
Cabrillo St.	7th to 8th Aves.	C-1	9	113
California St.	Parker Ave. to Laurel St. [Laurel Village]	C-2	9	113
Cambon Dr.	Cardenas to Felix Aves. [Parkmerced Shopping Center]	C-1	25 27	129 131
Clement St.	32nd to 33rd Aves.	C-1	11	115
Diamond Heights Blvd.	Duncan to Valley Sts. [Diamond Heights Shopping Center]	C-1	15	119
Eddy St.	at Octavia St.	C-1	7	111
	at Buchanan St.	C-1	7	111
Fulton St.	Masonic to Central Aves. [Petrini Plaza]	C-1	7	111
Geneva Ave.	west of Walbridge Ave.	C-2	23	127
La Playa	Cabrillo to Fulton Sts.	C-2	11	115
Marina Blvd.	Buchanan to Laguna Sts.	C-2	7	111
Portola Dr.	Laguna Honda to O'Shaughnessy Blvds. [Miraloma Park]	C-1	15	119
Post St.	Fillmore to Laguna Sts. [Japan Center]	C-2	7	111
Sloat Blvd.	Clearfield to Everglade Drs. [G.E.T.]	C-2	27	131
South Van Ness Ave.	north of 24th St.	C-2	17	121
Webster St.	O'Farrell to Ellis Sts.	C-2	7	111
Williams Ave.	Phelps to Newhall Sts.	C-2	21	125
19th Ave.	Eucalyptus Dr. to Buckingham Wy. [Stonestown Shopping Center]	C-2	27	131





GC GENERAL COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The GC district is intended to serve as a modified version of the C-2 district. It would be applied to areas of the city which are currently zoned C-2, but do not function as neighborhood shopping areas. These locations include the Ferry Building, Fisherman's Wharf, Candlestick Cove, the North Sansome-Battery corridor, as well as portions of Lombard Street. Building envelope standards and permitted uses would remain essentially unchanged from existing C-2 controls at this time. However, they could be amended in the future if changing conditions warrant modifications, either for all GC districts or on an individualized basis. In recognition of the regional trade area and broader functions of these areas, the following description and purpose statement is proposed to be included in Article 7 for the GC district:

§ 703.14 General Commercial District

These districts are intended to serve as general citywide commercial districts. They do not function as neighborhood shopping areas. General commercial areas are located throughout the city and the pattern of commercial development varies considerably among districts. The character and intensity of commercial development in these districts is largely independent of other uses in adjacent areas. The extent of these districts varies, from linear shopping streets to large consolidated areas such as Fishermans Wharf or the Ferry Building. General Commercial districts located on the periphery of downtown, as well as Candlestick Cove, are predominantly used by business and professional offices. Lombard Street has a variety of uses oriented to travellers, including motels, automotive businesses, and restaurants. Almost all

General Commercial districts have a large number of parking lots.

General Commercial districts provide tourist services and large-scale office development as well as miscellaneous commercial uses. In addition, these districts are intended for automobile-serving businesses most of which are not permitted as principal uses in neighborhood commercial districts. Consequently, General Commercial districts permit a wider variety of commercial uses and offer the least restrictive development potential of other neighborhood commercial districts.

CONTROL RECOMMENDATIONS

The proposed zoning controls for the GC district are listed on Table 10. They were derived from existing C-2 controls and differ from the latter district's controls in only two minor respects: motels and auto repair garages.

Motels are currently permitted as a principal use in the C-2 district. The GC district would apply to both Lombard Street and the Fisherman's Wharf area, containing the two largest concentrations of tourist motels in San Francisco. Motels would be permitted as a conditional use in the GC district to allow for review of their design and placement in areas which already have high concentrations of tourist-related uses and concomitant traffic and parking congestion.

Since the GC district is intended to include automobile-oriented uses, auto repair service garages would be permitted as conditional use to ensure that their location, size, and operation does not cause an environmental nuisance to nearby businesses or residences.

TABLE 10 - PROPOSED ZONING CONTROLS
GC -- GENERAL COMMERCIAL DISTRICT

§ 714				
Controls by Story				
All Levels				
Sub-§	Zoning Category	§ References		
.52	Personal Service	§ 790.110	P	
.53	Business, Professional Service [Retail]	§ 790.100	P	
.54	Tourist Hotel	§ 790.46	P	
.55	Tourist Motel	§ 790.60	C	
.56	Auto Parking	§ 790.8	P	
.57	Gas Station, Service	§ 790.16	P	
.58	Auto Repair	§ 790.18	C	
.59	Auto Sale, Rental	§ 790.12	P	
.60	Animal Hospital	§ 790.6	C	
.61	Ambulance Service	§ 790.2	C	
.62	Mortuary	§ 790.58	C	

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108	P
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56	C
§ 236 Garment Shop SUD			

Institutions

.80	Hospital, Medical Center	§ 790.44	C
.81	Other Institutions	§ 790.50	P#
.82	Public Facilities	§ 790.80	C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P
.27	Drive-Up Facility	§ 790.32	P
.28	Walk-Up Facility	§ 790.130	P
.29	Hours of Operation	§ 790.48	No Limit

Controls by Story		
All Levels		
.30	Residential Conversion	§ 790.86

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P
.41	Drinking Establishment [Bar]	§ 790.28	P
.42	Drinking Establishment [Excluding Bar]	§ 790.30	P
.43	Restaurant	§ 790.90	P
.44	Take-Out Food Establishment	§ 790.124	P
.45	Movie Theater	§ 790.62	P
.46	Adult Entertainment	§ 790.34	P
.47	Place of Entertainment	§ 790.36	P
.48	Amusement Game Establishment	§ 790.4	P
.49	Financial Service [Retail]	§ 790.102	P
.50	Limited Financial Service	§ 790.104	P
.51	Medical Service	§ 790.106	P

.90	Residential Uses	§ 790.88	P#
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	Generally, 1 unit per 600 sq.ft., lot area § 211 (a)
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	Generally, 1 bedroom per 210 sq.ft., lot area § 211 (c)
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1
.95	Community Residential Garage	§ 790.10	P

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

* = Blank Space indicates Not Permitted

= Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

714.85 1st story: P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

2nd story+: P

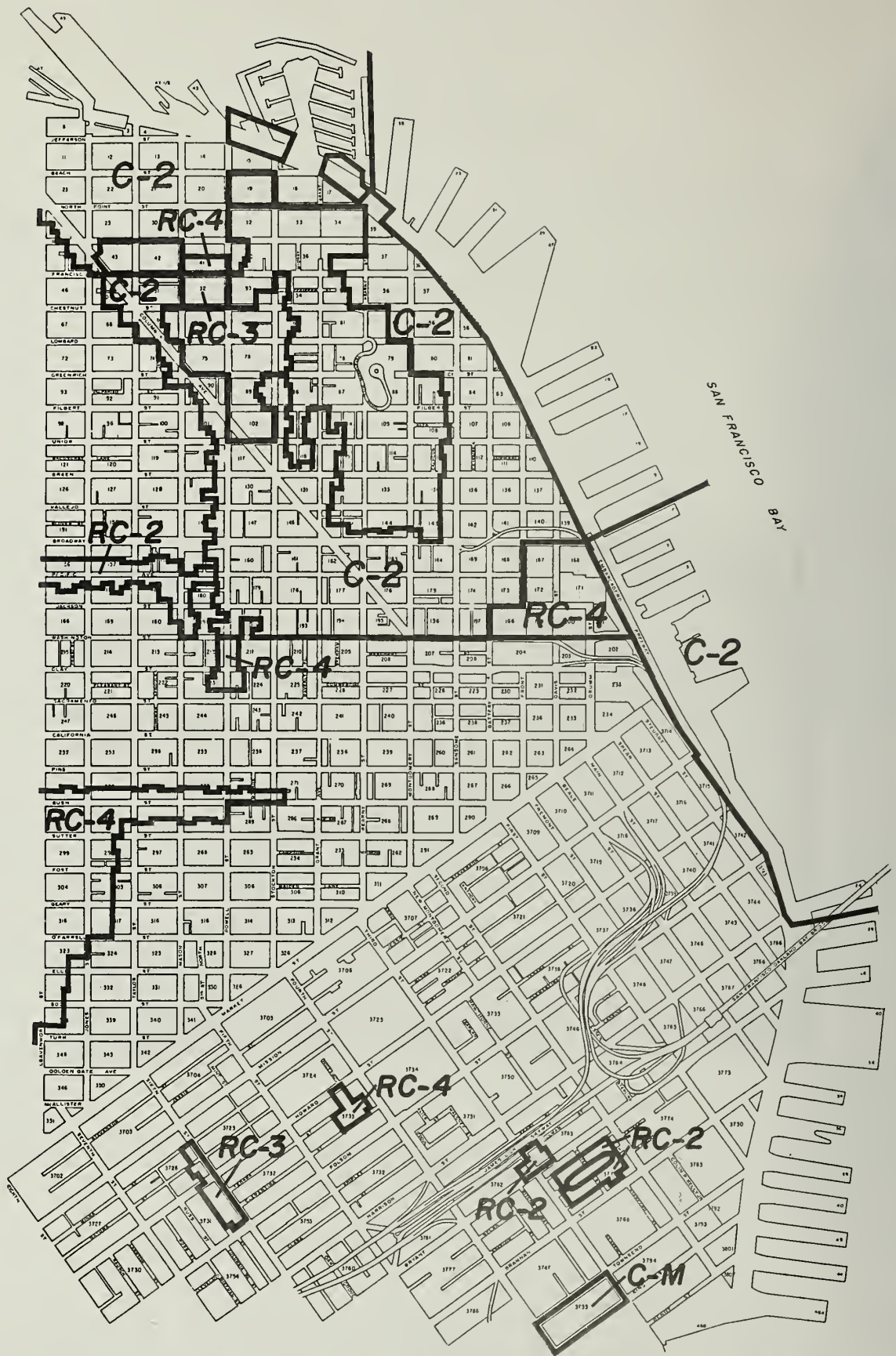
714.90 1st story: P if not displacing retail and if retail provided at commercial frontage; C otherwise.

2nd story+: P

TABLE 11
PROPOSED GC DISTRICTS

Street	District Boundaries	Existing Zoning	Map Number	Page Number
Battery and Sansome Sts. Corridor	Area bounded by the Embarcadero, Broadway, Front, and Washington Sts., Columbus and Pacific Aves., and Sansome St.	C-2	5	109
Bayshore Blvd.	at U.S. 101	C-1	21	125
	at Hester Ave.	C-2	21	125
Candlestick Cove	Executive Park Blvd. at Harney Wy.	C-2	21	125
Carter St.	Geneva Ave. to County Line	C-2	23	127
Divisadero St.	Sutter St. to Geary Blvd.	C-2	7	111
Eddy St.	Gough St. to Van Ness Ave.	C-2	7	111
Ferry Building	The Embarcadero at Market St.	C-2	5	109
Fisherman's Wharf	Area generally bounded by the Embarcadero, North Point, Powell, and Francisco Sts., Columbus Ave., and Hyde St.; also including Beach St. from Hyde St. to Van Ness Ave.	C-2	5	109
			7	111
Franklin St.	Turk to Grove Sts.	C-2	7	111
	Bush to O'Farrell Sts.	C-2	7	111
	at Pine	C-2	7	111
Geary Blvd.	Masonic Ave. to Divisadero St.	C-2	7	111
Gough St.	Turk to Grove Sts.	C-2	7	111
Lombard St.	Richardson Blvd. to Van Ness Ave.	C-2	7	111
Market St.	Octavia to Franklin Sts.	C-M	17	121
Montgomery St.	Area bounded by the Embarcadero, Chestnut and Kearny Sts.	C-2	5	109
Polk St.	Geary St. to Ellis Sts.	C-2	7	111
	Golden Gate Ave. to Turk St.	C-2	7	111
Scott St.	Bush St. to Geary Blvd.	C-2	7	111





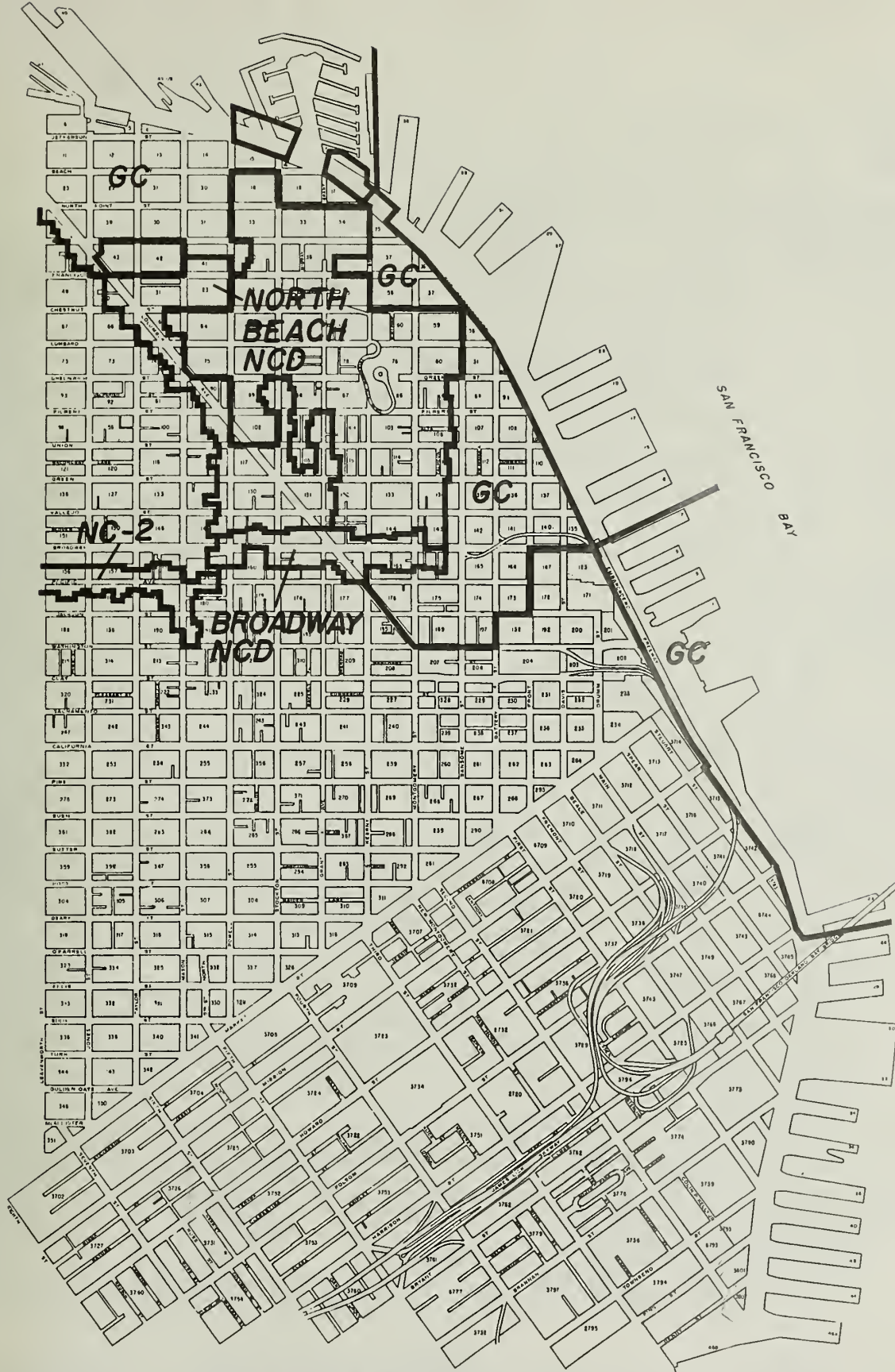
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 4





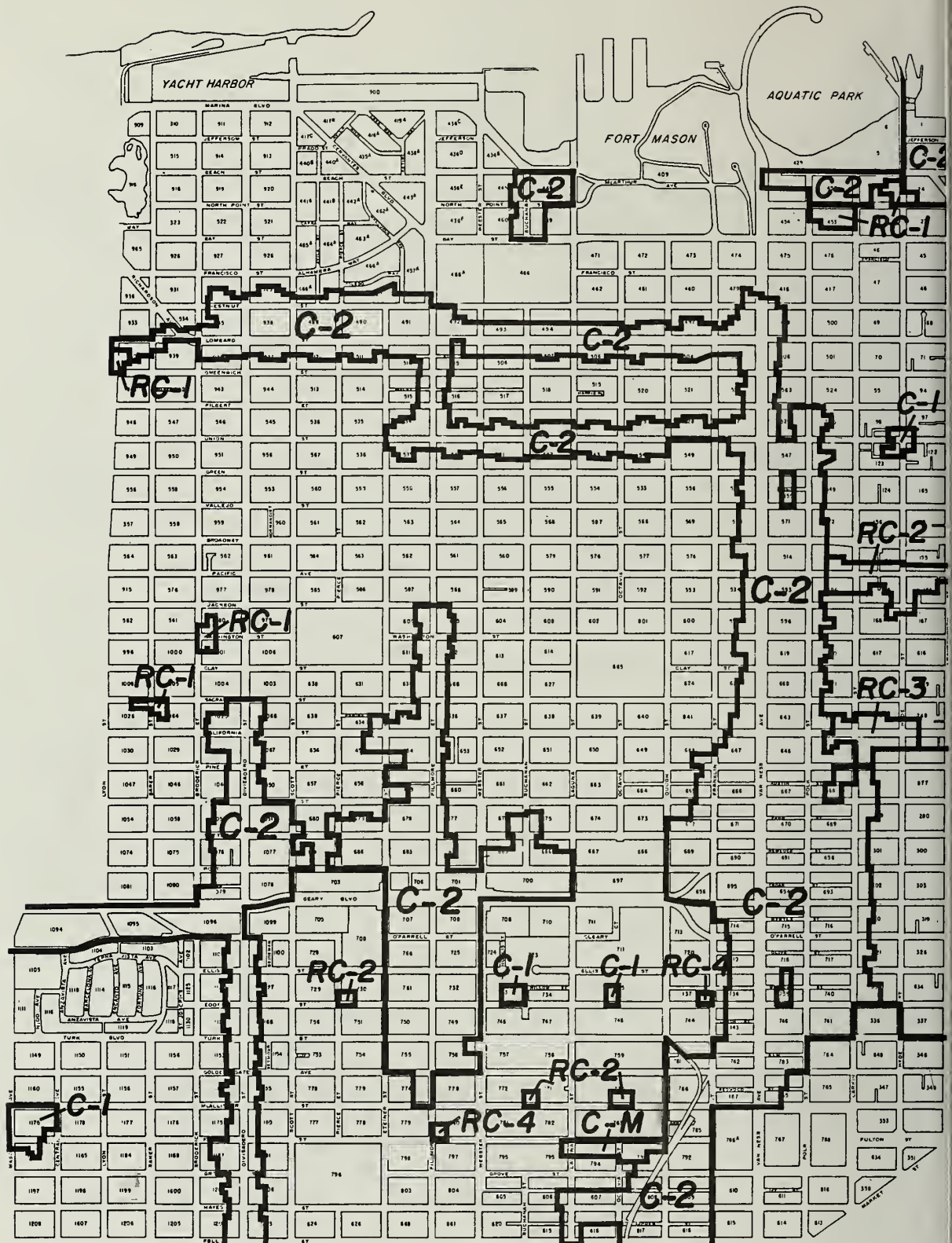
PROPOSED ZONING
(SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 5





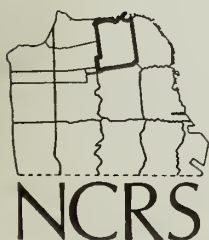
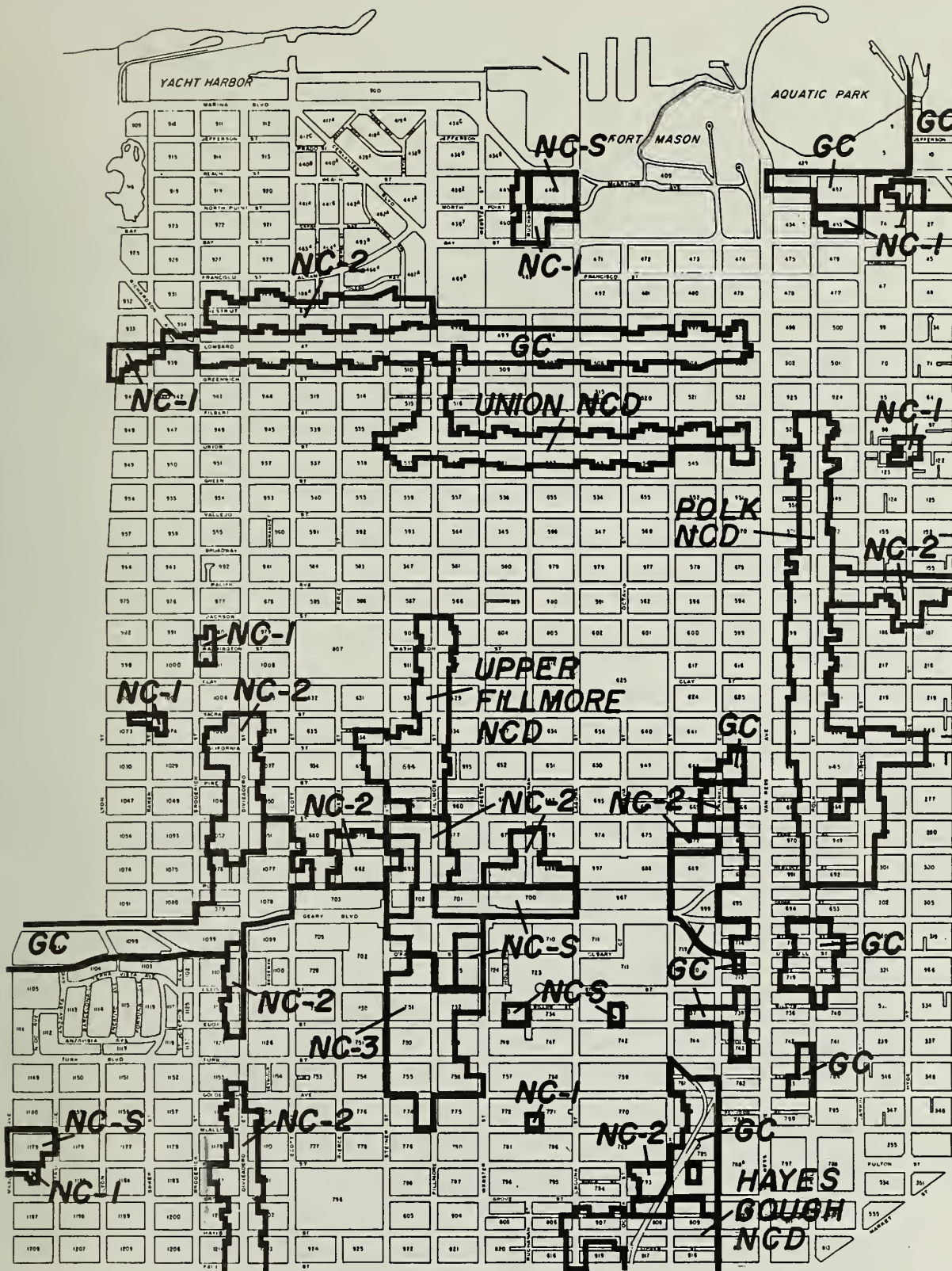
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 6





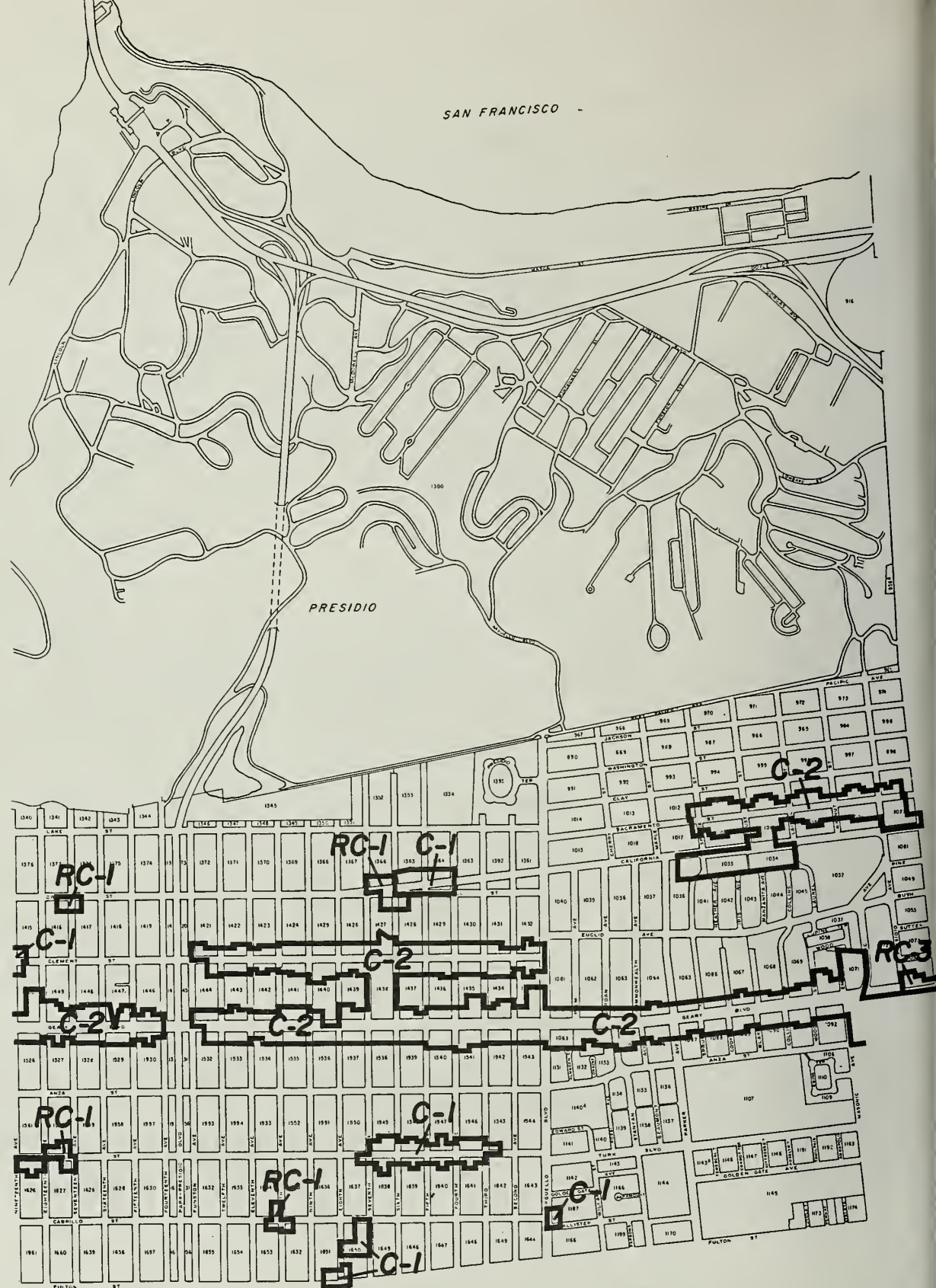
PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 7





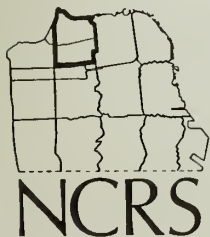
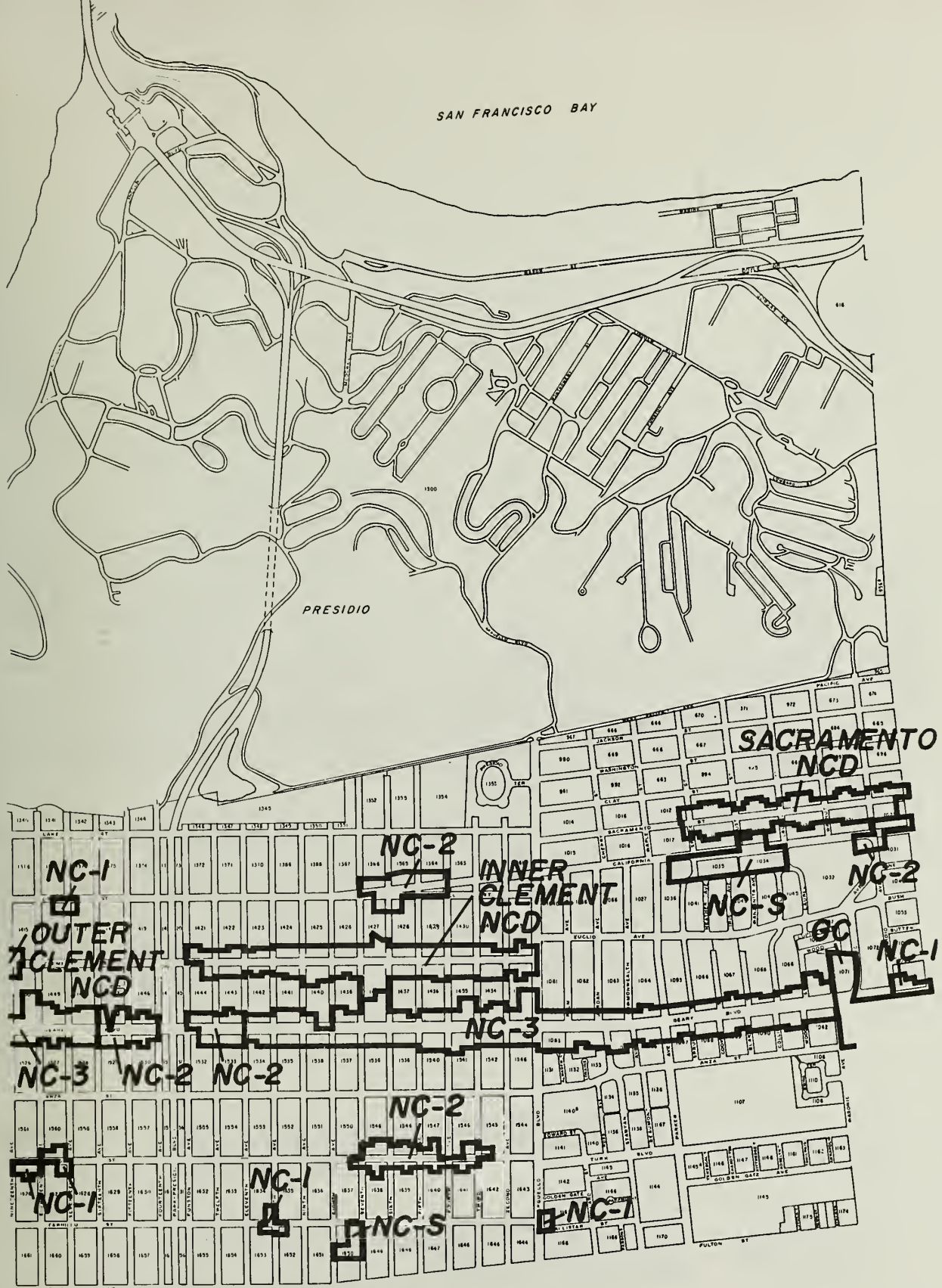
EXISTING ZONING
(SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 8





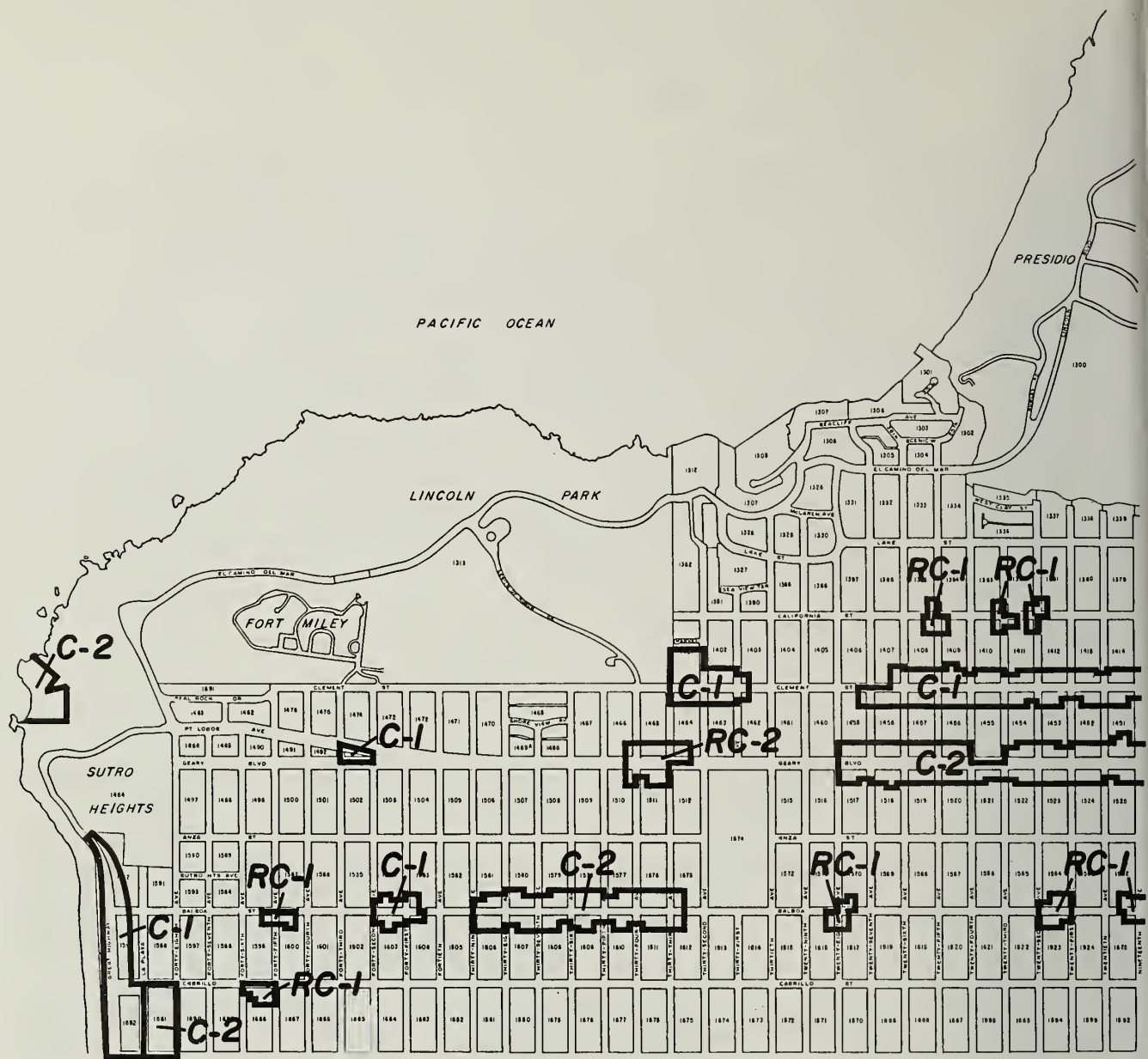
PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 9





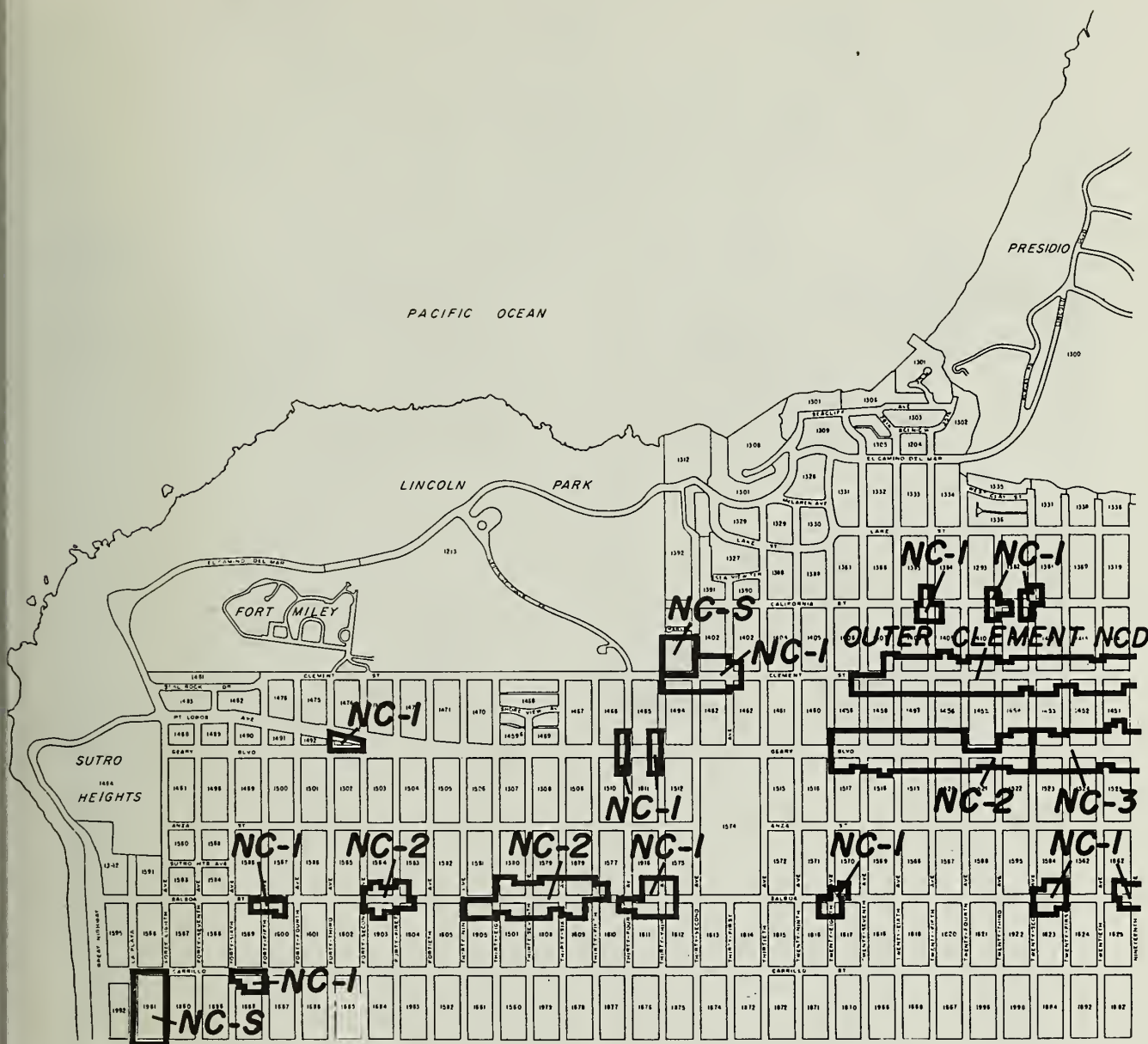
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

**C-1 C-2 C-M
COMMERCIAL DISTRICTS**

**RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS**

Map 10





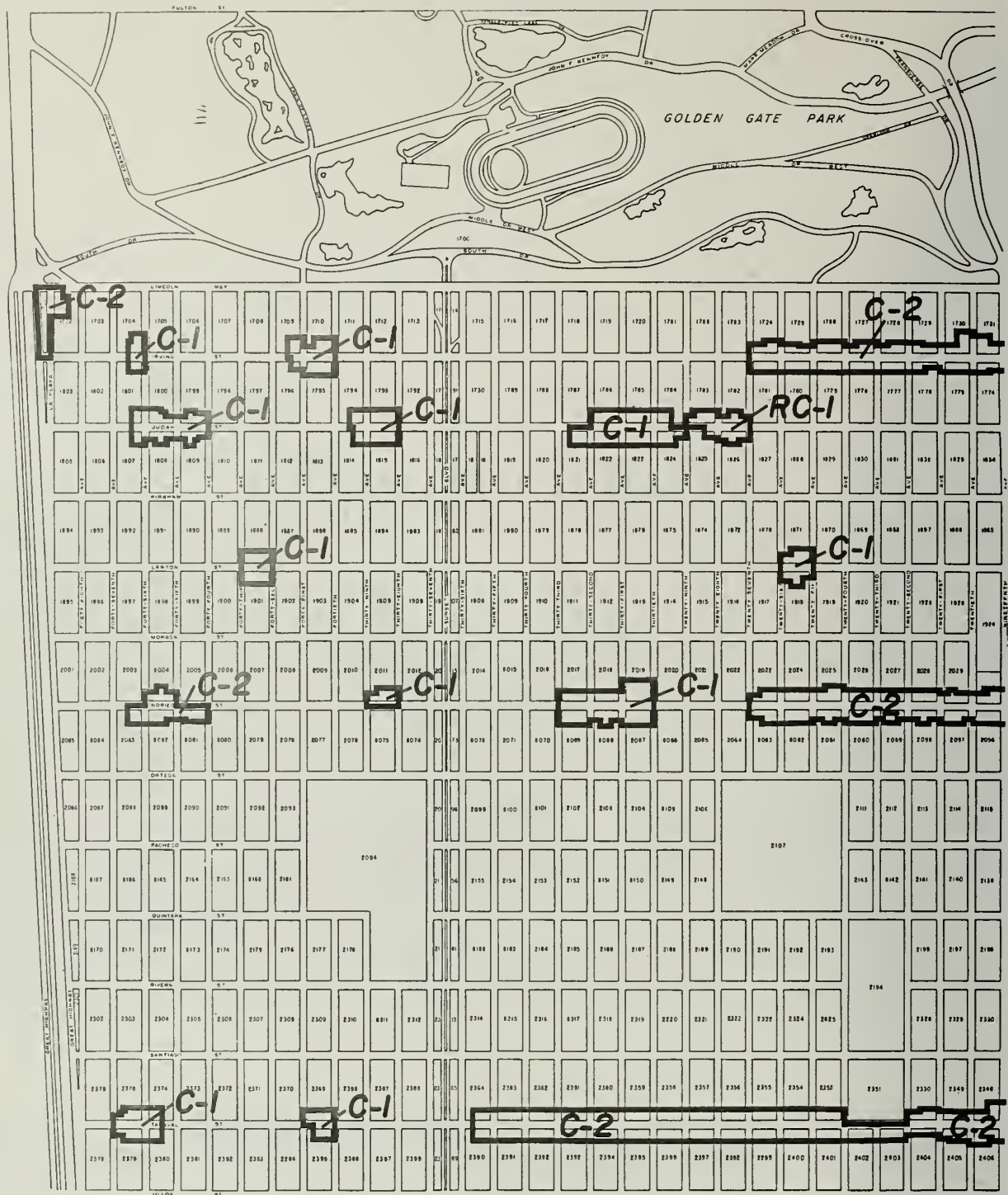
PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 11





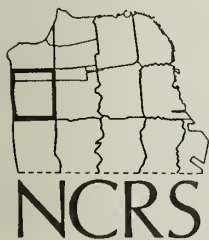
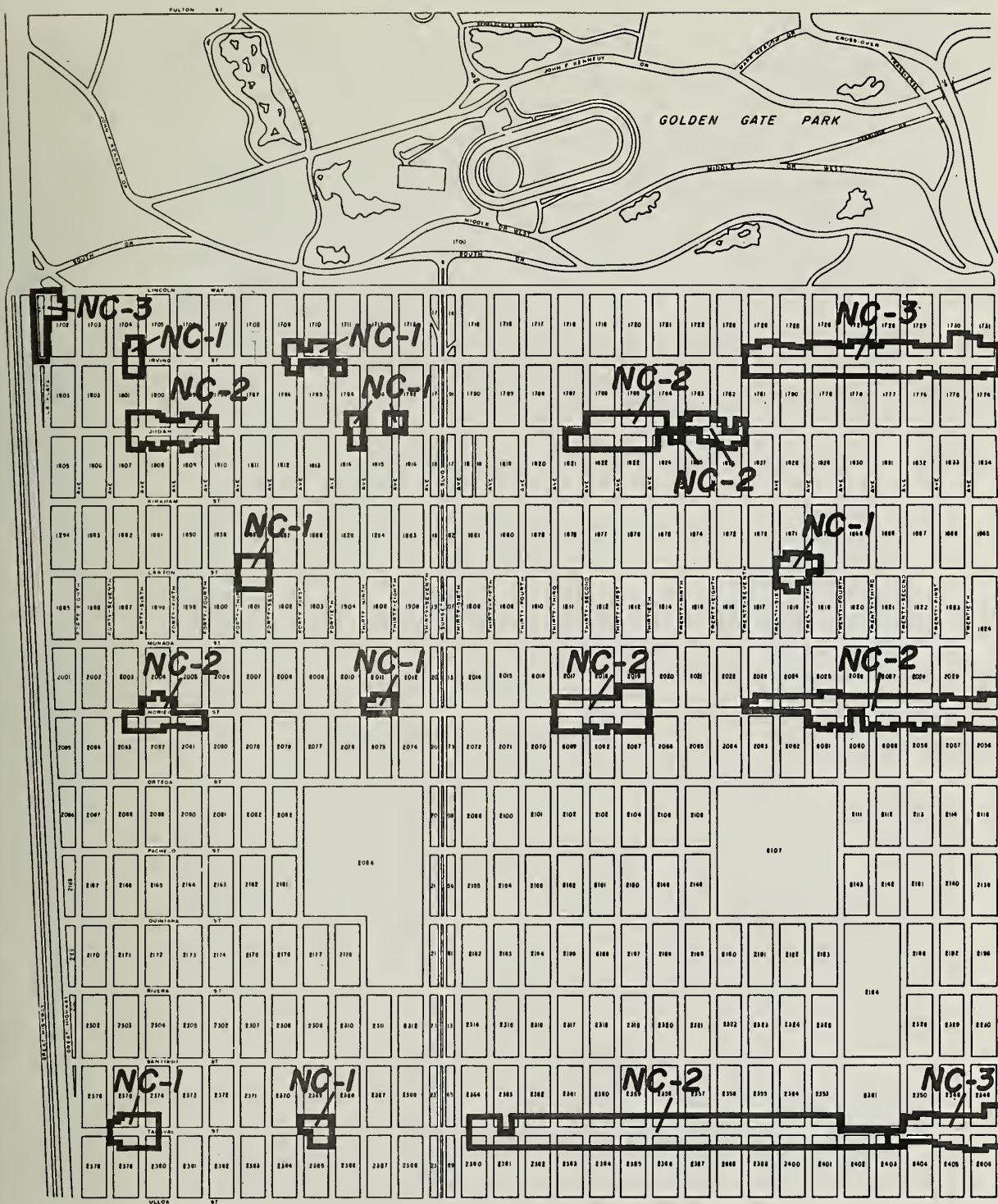
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 12



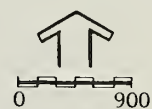


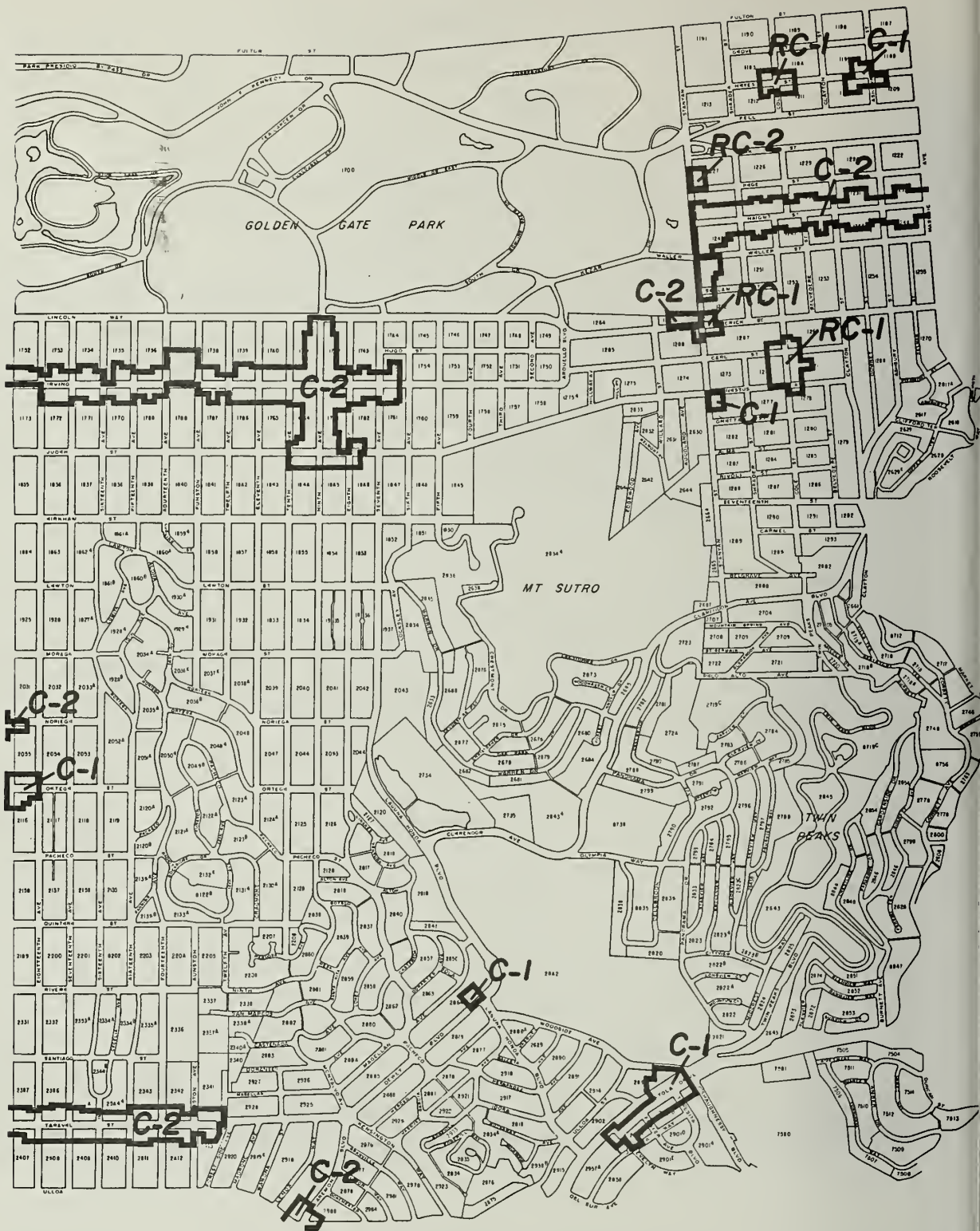
PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 13





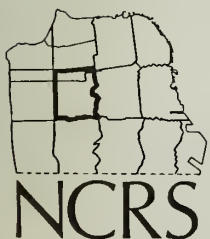
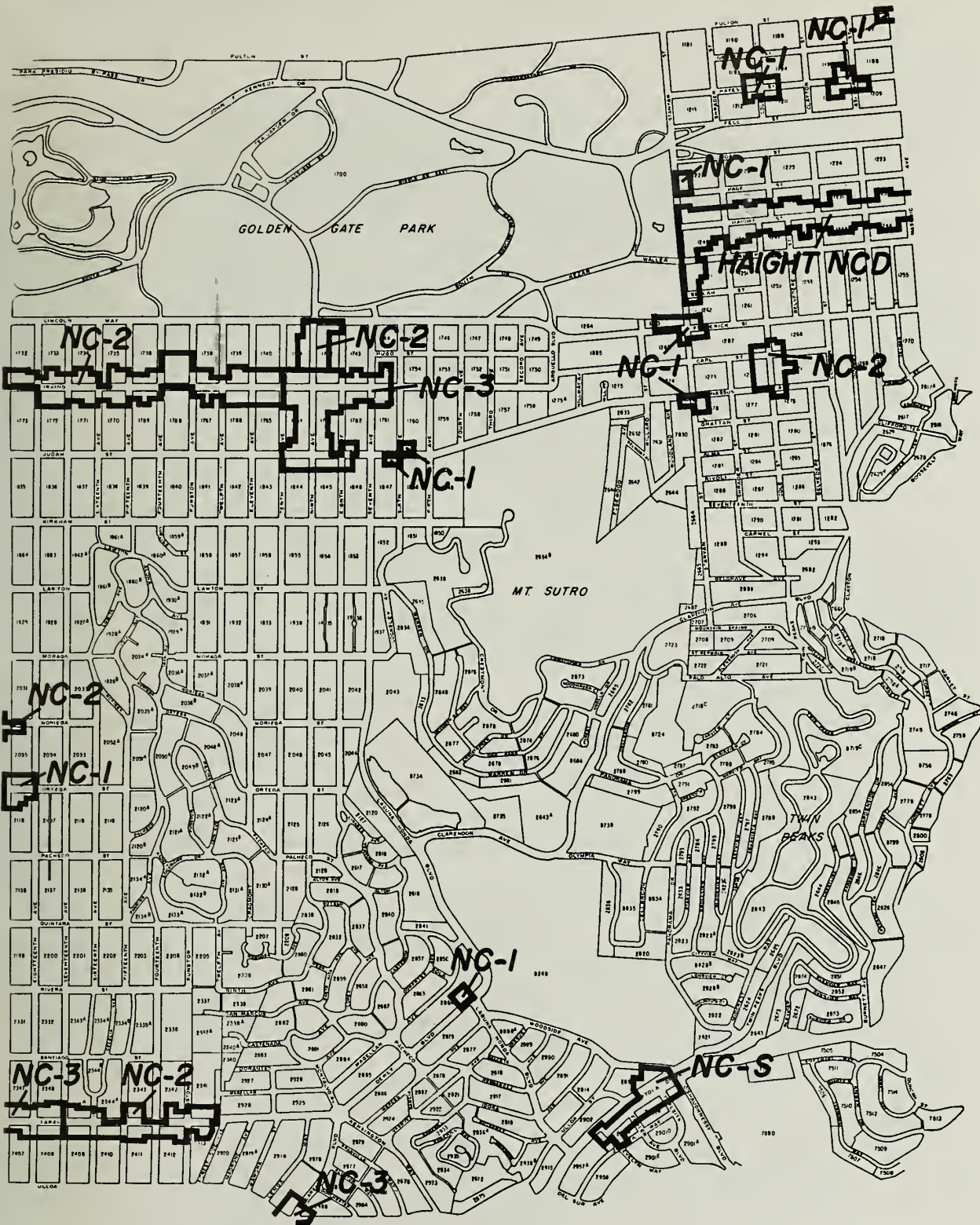
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 14



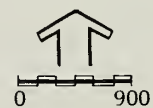


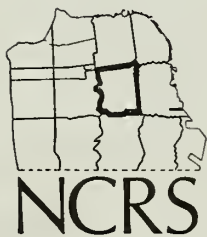
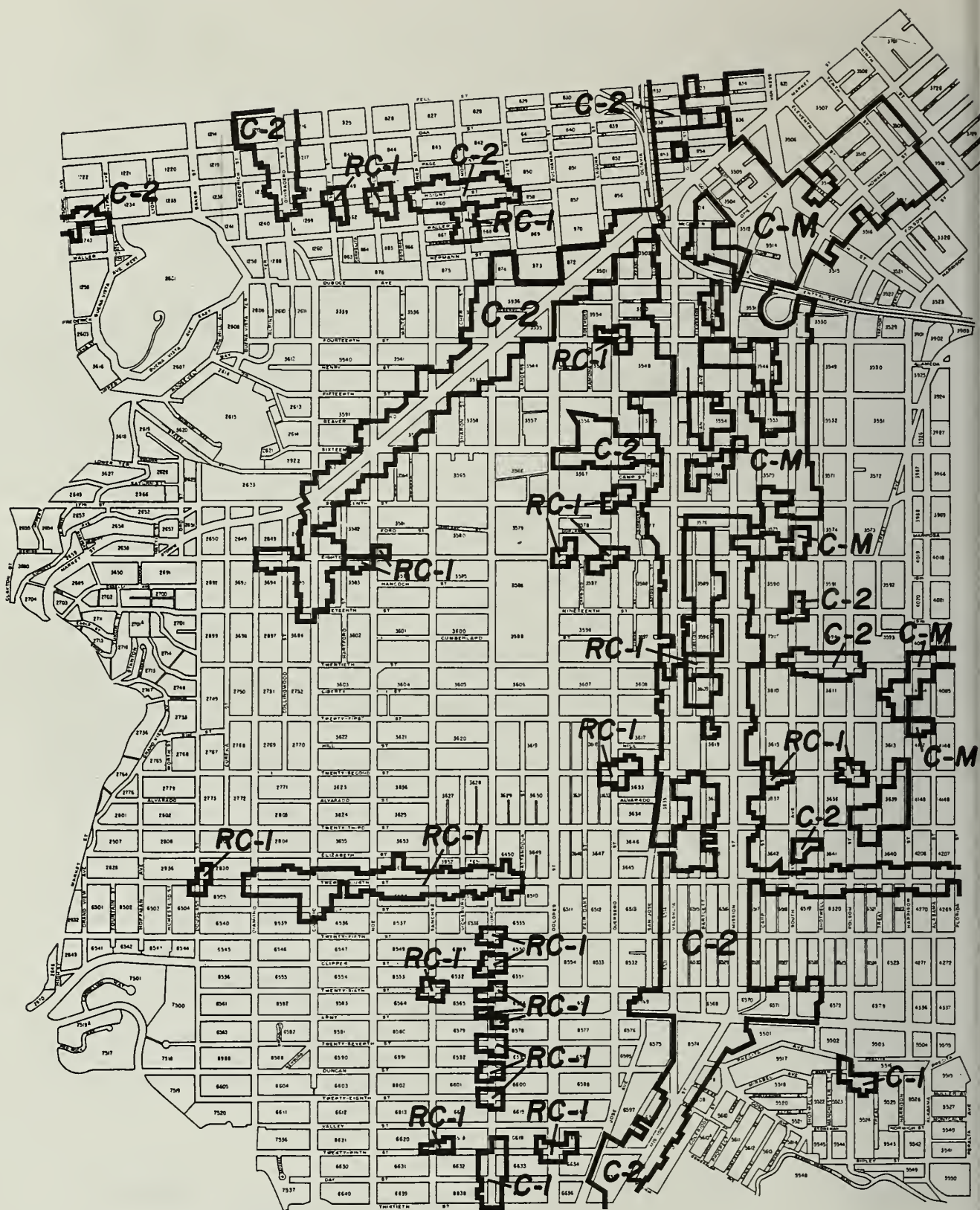
PROPOSED ZONING
(SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 15



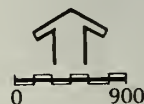


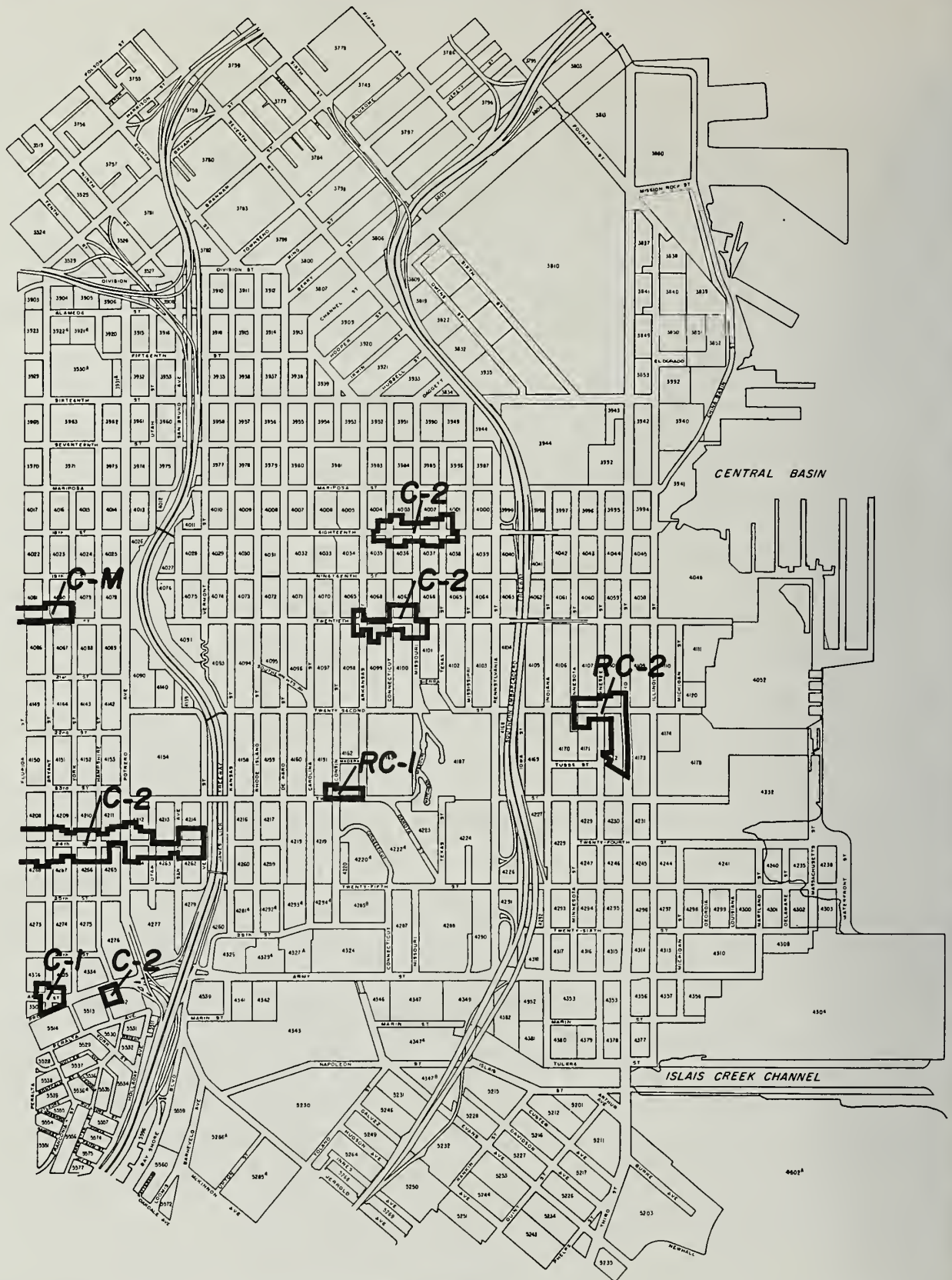
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 16





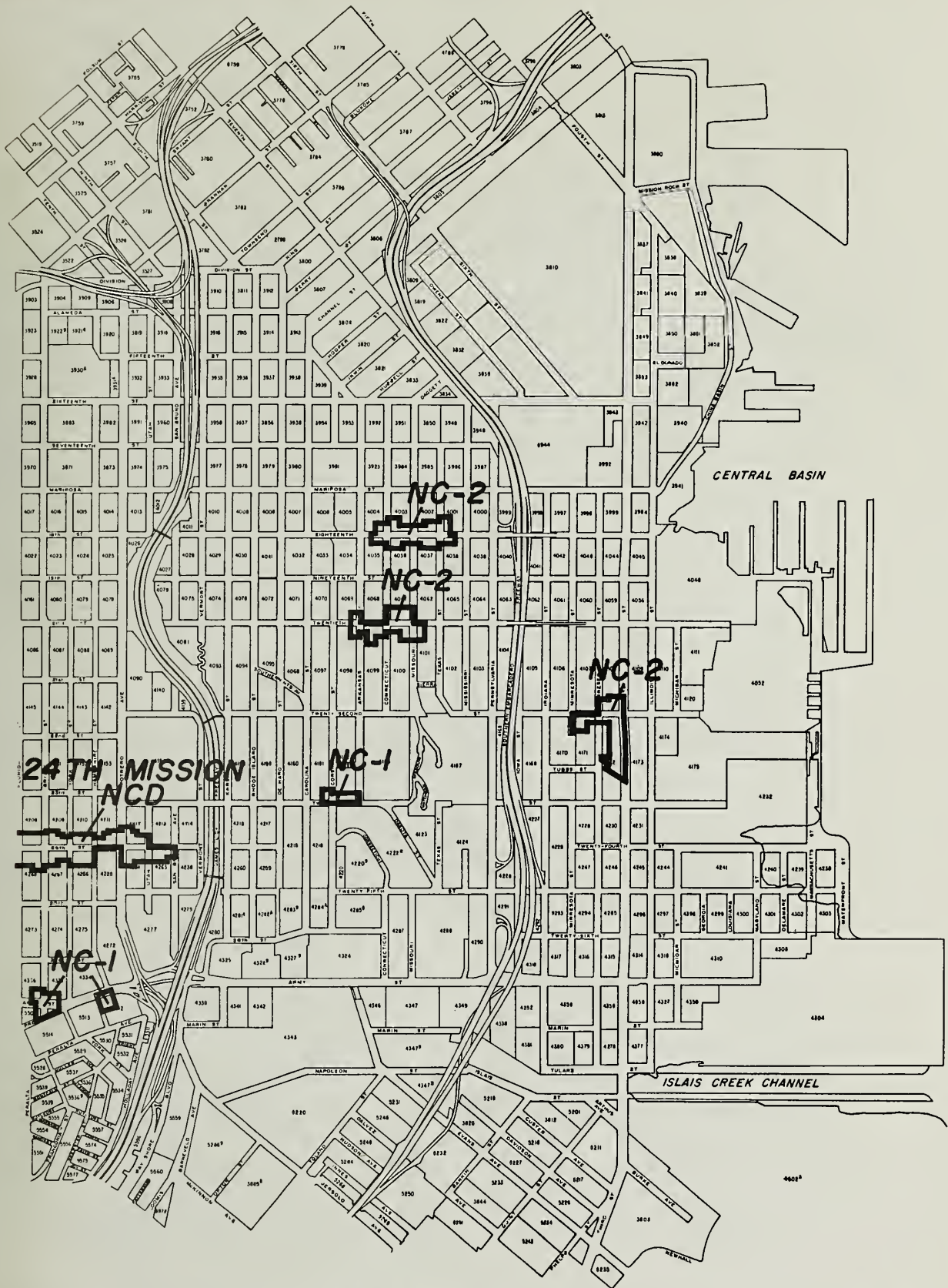
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 18



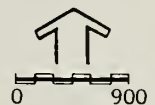


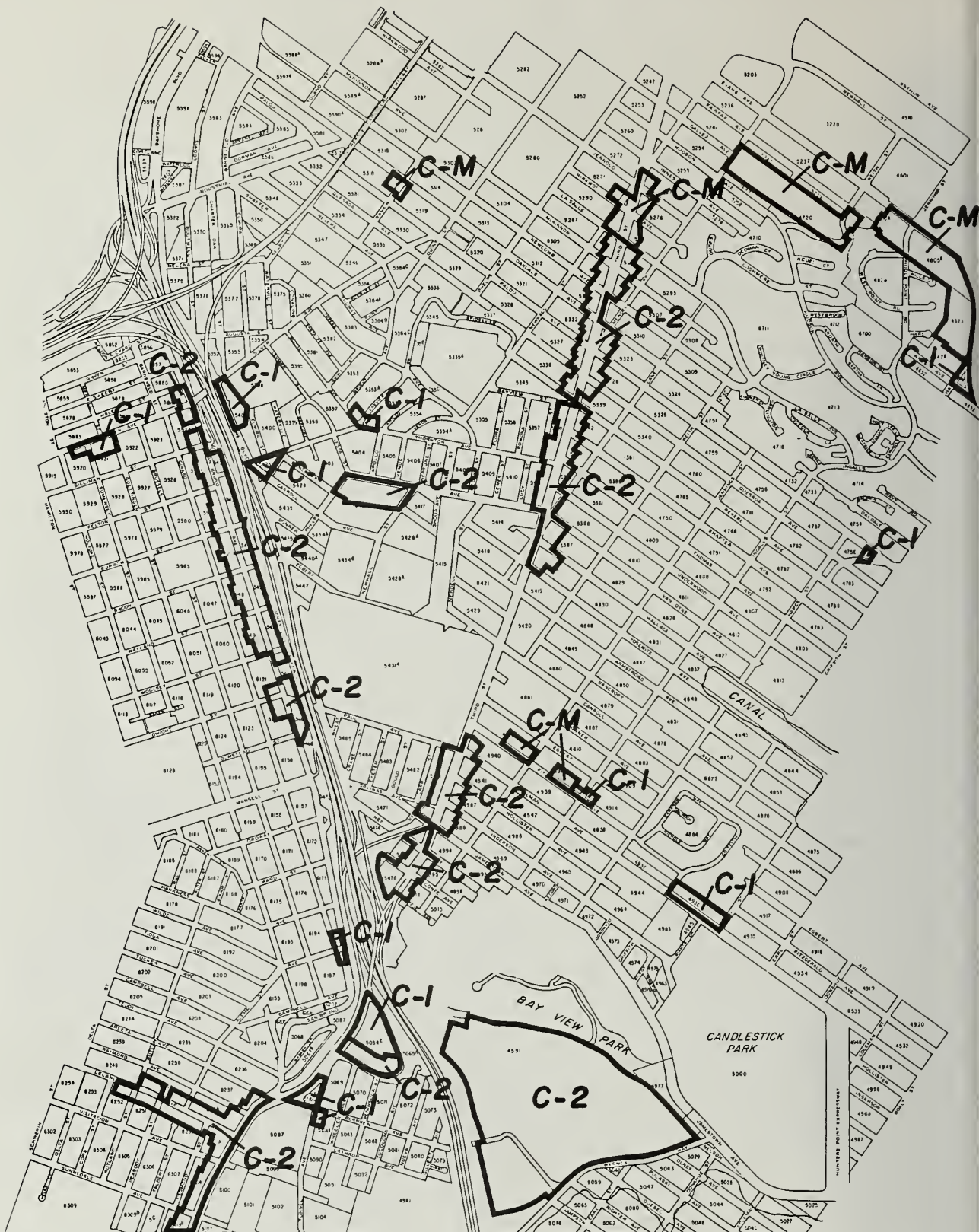
PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 19





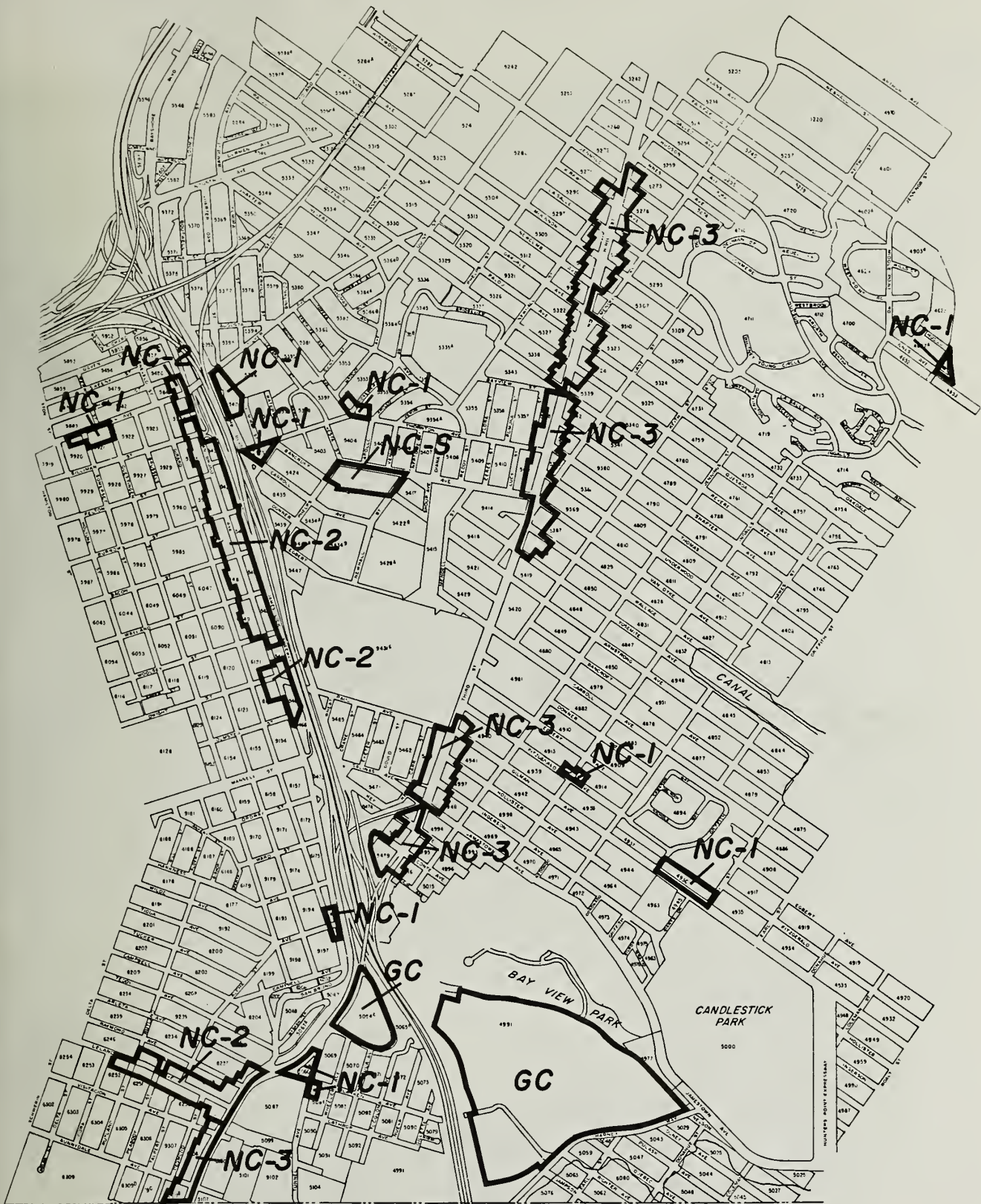
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 20





PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 21





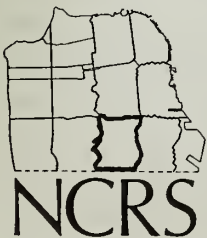
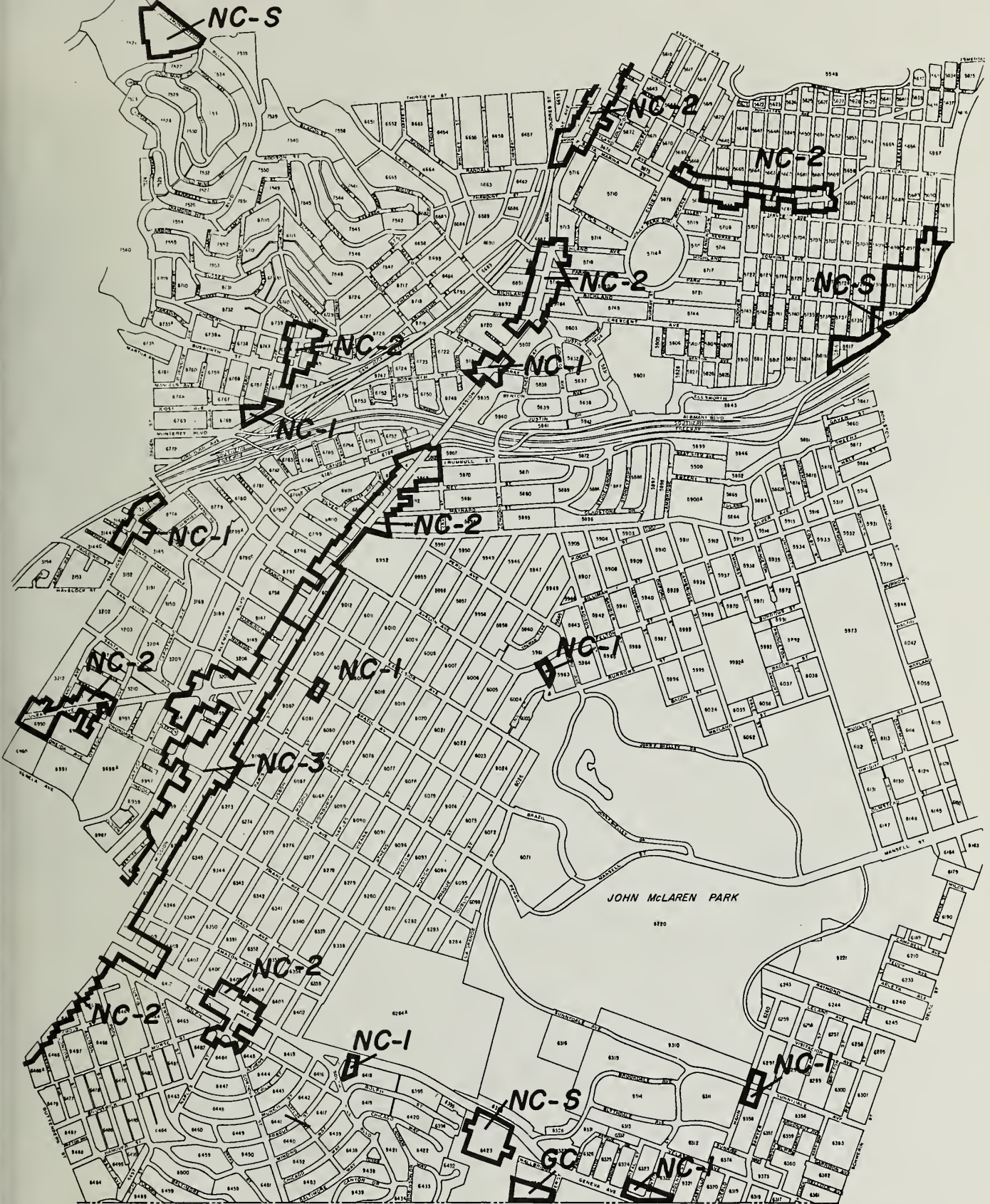
EXISTING ZONING
(SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 22





PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 23





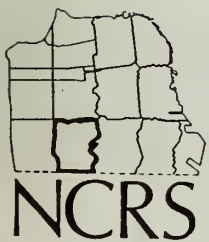
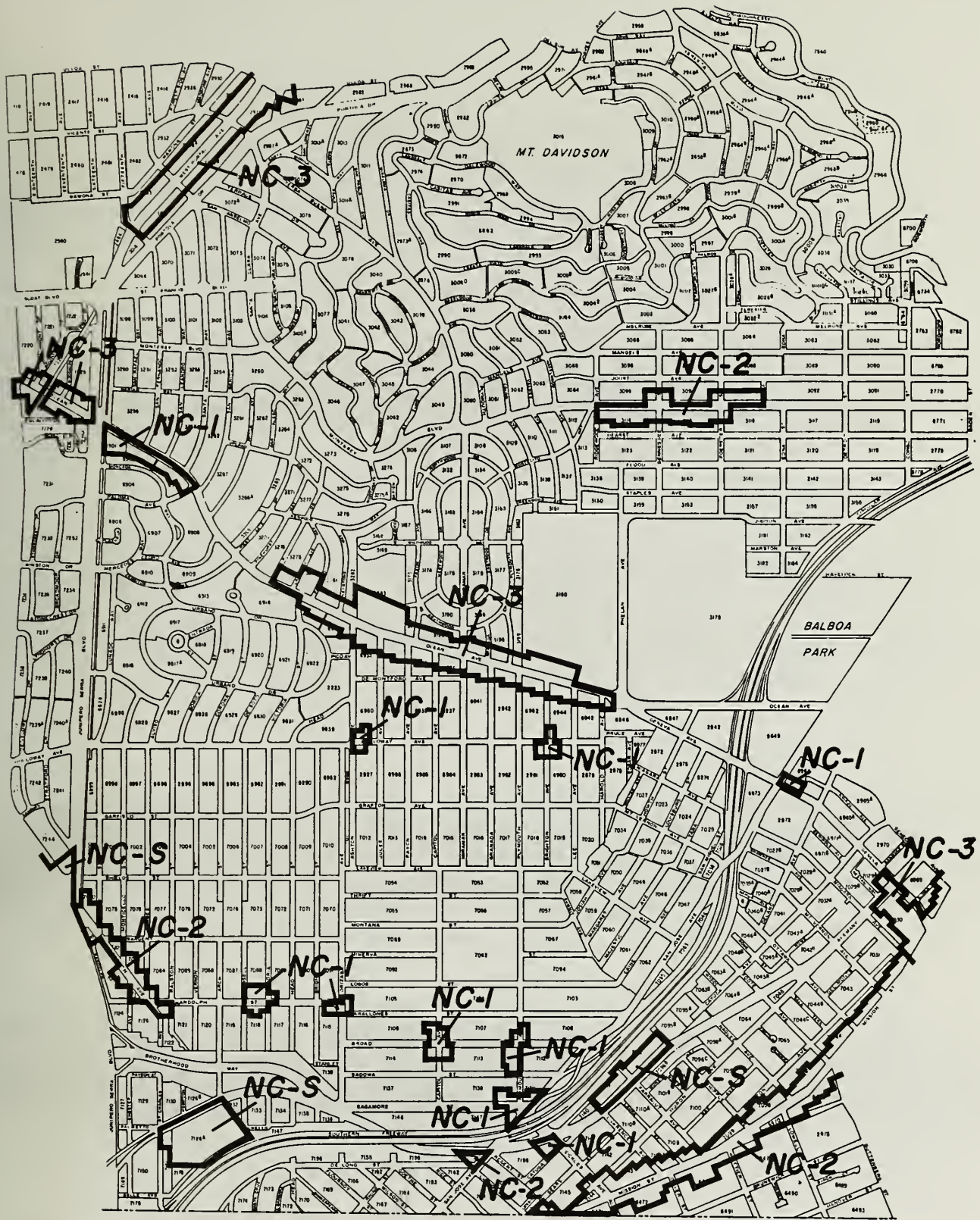
EXISTING ZONING (SCHEMATIC BOUNDARY ONLY)

C-1 C-2 C-M
COMMERCIAL DISTRICTS

RC-1 RC-2 RC-3 RC-4
RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

Map 24





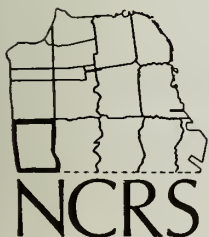
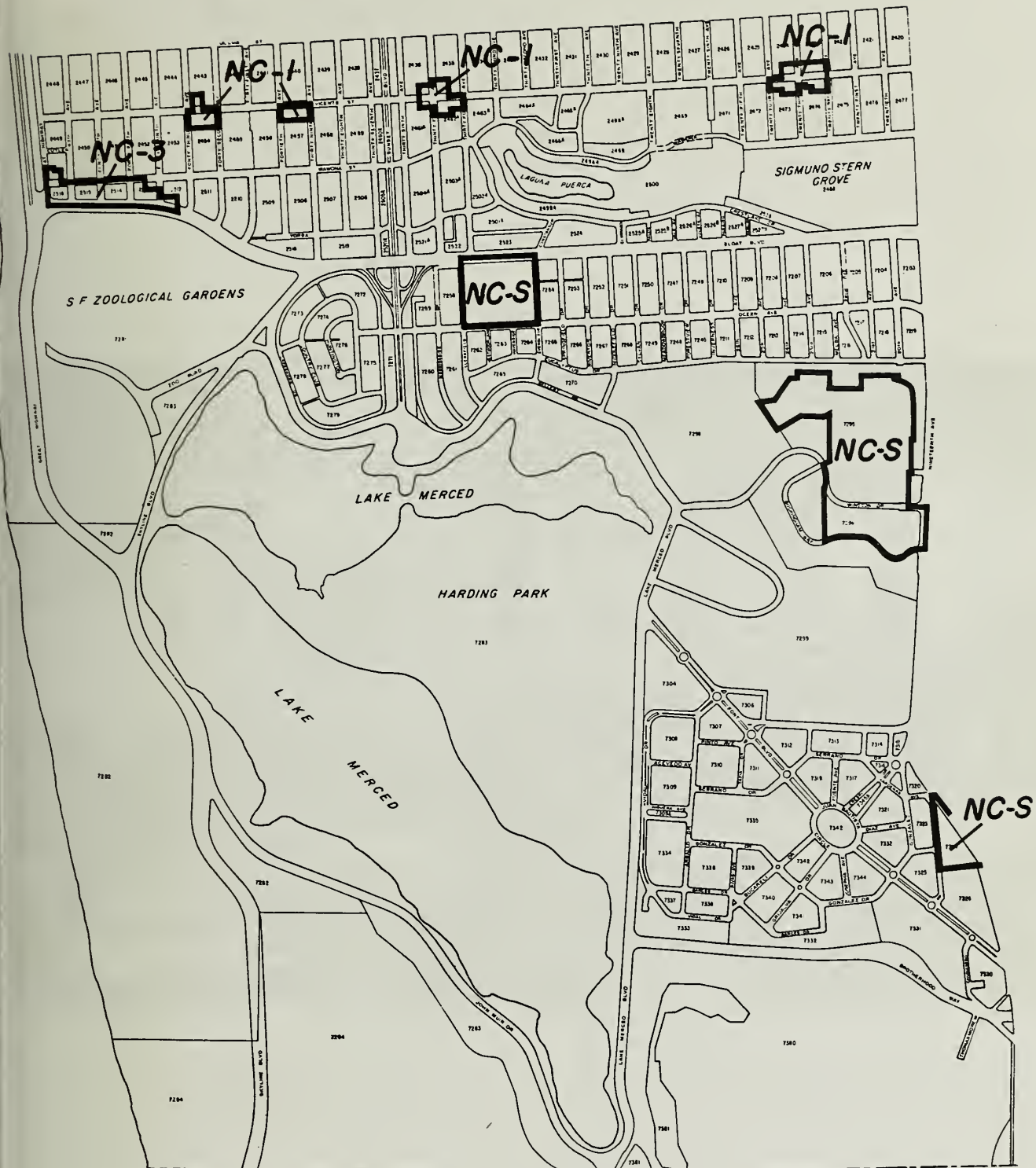
PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 25



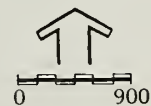


PROPOSED ZONING (SCHEMATIC BOUNDARY ONLY)

NC-1 NC-2 NC-3 NC-S NCD
NEIGHBORHOOD COMMERCIAL DISTRICTS

GC
GENERAL COMMERCIAL

Map 27





INDIVIDUAL DISTRICTS

In recent years, land use changes in certain neighborhood commercial areas have raised concerns by neighborhood residents and merchant groups. Various interim zoning measures have been adopted to address these neighborhood concerns on a temporary basis. During the last several years, detailed land use studies and discussions with community groups have made it clear that these districts warrant specially-tailored land use controls in the form of individual districts for specific streets or areas. While individual districts are similar in many respects to the proposed base districts, they are needed to regulate their district's particular conditions and problems. Therefore, a separate zoning district is proposed for each of those areas.

This section recommends fifteen new individual districts which are designed to address the special land use problems and issues of those neighborhood commercial areas. These districts are listed below in alphabetical order:

- Broadway
- Castro Street
- Inner Clement Street

- Outer Clement Street
- Upper Fillmore Street
- Haight Street
- Hayes-Gough
- Upper Market Street
- North Beach
- Polk Street
- Sacramento Street
- Union Street
- Valencia Street
- 24th Street-Mission
- 24th Street-Noe Valley

The Individual Districts section of Chapter 3 has a separate discussion for each of the 15 individual districts which begin with a description and purpose statement of that district. The discussions include a brief history of the district as well as a summary of major land use issues. Proposed district boundaries and any changes to the commercial zoning are described with reference to a map showing those boundaries. Lastly, the proposed district controls are displayed in a table with references followed by a discussion of the significant controls.



BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Broadway commercial district functions as an established citywide and regional entertainment district and provides many adult entertainment facilities. Due to the proximity of the Financial District to the southeast, the district's housing units have been subject to strong pressures for conversion to business and professional offices. This and other land use issues warrant special controls for Broadway. The following description and purpose statement is proposed to be included in Article 7 for the Broadway district:

§ 703.20 Broadway Neighborhood Commercial District

The Broadway neighborhood commercial district, located in the northeast quadrant of San Francisco, extends along Broadway from the entrance to the Broadway Tunnel west of Powell Street to slightly east of Osgood Place. It is part of a large commercial area including North Beach to the north, Chinatown to the southwest, and parts of Jackson Square to the southeast.

Broadway's fame and popularity as a citywide and regional entertainment district is derived from a concentration of night-clubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street. These places attract locals and visitors alike, mainly in the evening and late night hours. The western section of Broadway contains a lively mix of small-scale restaurants and stores, many of them Chinese. Besides the retail and entertainment businesses, Broadway contains many upper-story residential hotels. Due to its proximity to downtown, there have also been strong pressures to develop upper-story offices in the eastern section of the district.

The Broadway district is designed to encourage development that is compatible with the existing moderate proportions and building scale, and maintain the district's balance of places of entertainment, restaurants, and small-scale retail stores serving local residents. Commercial uses are permitted in the first two stories and housing in the upper stories, in keeping with the district's mixed-use character. Existing affordable housing is protected by regulating the conversion of upper-story residential units to non-residential uses. While permitting most types of retail uses, special controls are necessary to prevent the location of non-retail offices. Due to the high traffic volume on Broadway, auto-intensive uses such as gas stations, auto repair garages, and drive-up uses are prohibited. Parking garages are permitted as conditional uses if their design includes entries and exits which do not disrupt the traffic flows on Broadway.

HISTORY

In the mid-1800s, Broadway connected the North Beach neighborhood with the only stable pier at that part of San Francisco Bay, located at the foot of the street. The southern flank of the Telegraph Hill extended much further south than today and Broadway was only a narrow passage. The street was widened in 1850 and 1863-1865 due to quarrying at Telegraph Hill and is now one of the widest streets in San Francisco measuring 82.5 feet in width. Broadway's function as a major traffic artery has been established through the opening of the Broadway Tunnel in 1952 and the construction of the Embarcadero Freeway in 1960.

In the 19th century, the Barbary Coast, located on Pacific Avenue east of Grant, was the most infamous amusement center of San Francisco serving locals and visiting sailors alike. Over the years many attempts were made to close down its "immoral activities," but the Barbary Coast flourished until the fire of 1906 and the official closing of the cabarets in 1915. After prohibition officially closed all bars, speak-easies were the only remaining amusement in the district. However, after the repeal of prohibition in 1933, business slowly picked up again. During World War II, the fully revitalized amusement district became known as the International Settlement. Most places of entertainment were located on Pacific Avenue, but restaurants such as Vanessi's and New Joe's and entertainment establishments such as Bocce Ball and Finocchio's located on Broadway.

After the war, much of the entertainment relocated to the Tenderloin and only in the early 1950s and 1960s did nightclubs return to Broadway. Broadway gained worldwide publicity overnight in June 1964, when Carol Doda appeared topless on the Condor stage and dancers of other establishments immediately followed her act. During the late 1970s, several nightclubs went out of business indicating a slowdown in this type of adult entertainment business on Broadway. New clubs have emerged such as The Stone featuring rock concerts and the On Broadway and Mabuhay Gardens with new wave and hardcore punk music. A large video arcade, the Machine Shop, has recently introduced self-service amusement to the street.

LAND USE ISSUES

The Broadway commercial district generally serves a large trade area, drawing tourists and residents from throughout the city, the Bay Area and beyond. Some commercial businesses also serve the residents of the North Beach and Chinatown neighborhoods.

Commercial uses are divided among eating and drinking, entertainment, business or professional services, and retail businesses. The district's 50 eating and drinking establishments and 31 places of entertainment make up 32% of all commercial

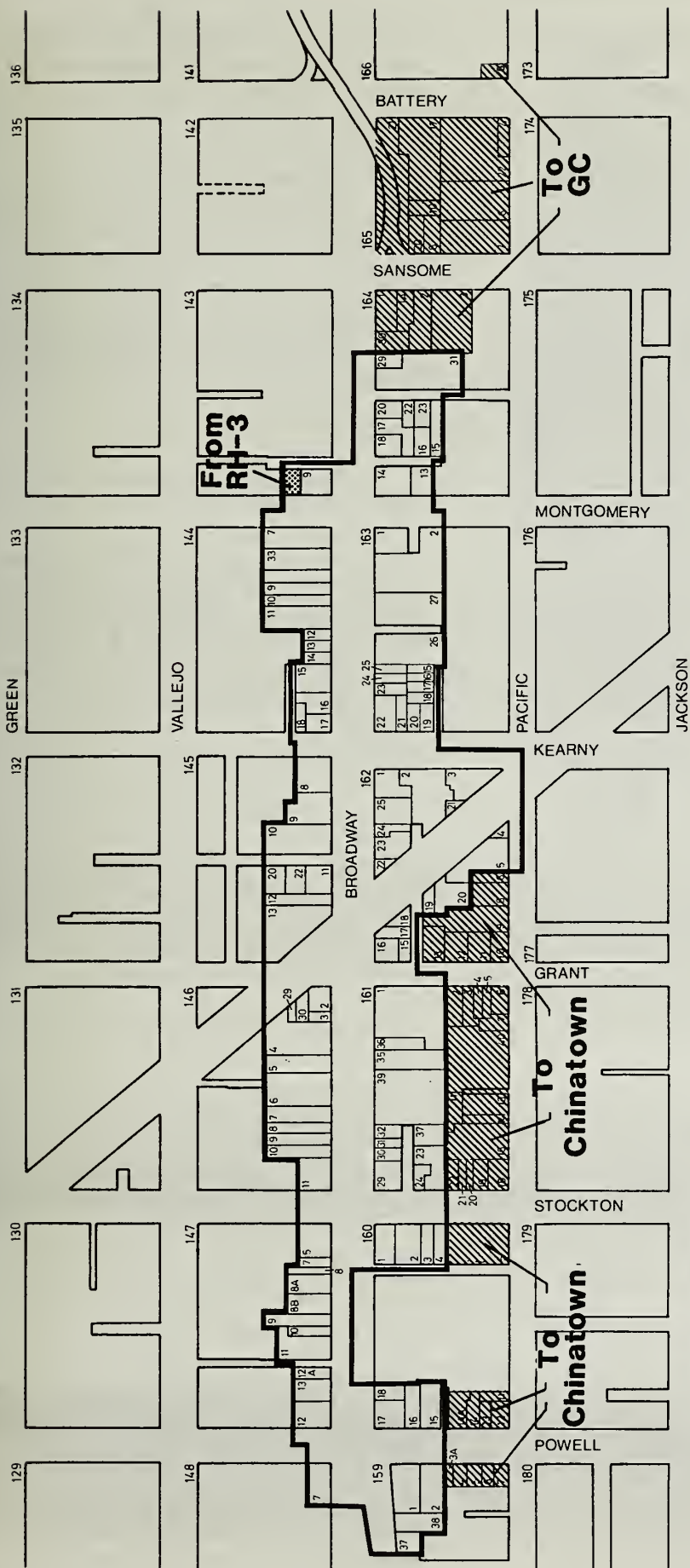
uses. Most of the restaurants along the eastern part of Broadway do an excellent lunchtime business due to the district's proximity to offices in Jackson Square and the Financial District. At night, Broadway's predominantly Chinese and Italian restaurants attract a similar clientele to those in Chinatown and North Beach.

While Broadway's places of entertainment did a thriving business in the late 1960s, interest has waned in recent years. Some nightclubs still do a good business, but others have been forced to reduce their days of operation. Several boarded-up storefronts on Broadway between Columbus Avenue and Kearny Street were former nightclubs.

Office and service uses on Broadway have increased in recent years. Financial institutions, professional and business services, and medical and personal care services now comprise 32% of the total commercial uses. Three of the four financial offices are clustered at the intersection of Broadway and Columbus Avenue. Most business and professional offices are concentrated on the south side of Broadway, between Grant Avenue and Kearny Street and between Montgomery and Sansome Streets. Several of these offices are located in former dwelling units. Personal care and medical services are distributed evenly throughout the district.

Convenience groceries, variety and clothing stores comprise only 14% of all commercial uses. Although there are no supermarkets, hardware stores, or pharmacies in the Broadway neighborhood commercial district, there are several in North Beach and Chinatown. The demand for large supermarkets is low due to the presence of numerous small produce markets and groceries as well as specialty food stores.

Perhaps less visible due to the district's active commercial frontage are Broadway's upper story dwelling units. The residential uses include 123 apartments and 31 residential hotels with 1025 guest rooms, providing housing for mainly elderly Chinese residents. Almost all residential units are located above commercial uses in the predominantly two- and three-story buildings.



Map 28

- NCD BOUNDARY
- ▨ ADDITIONS
- ▩ DELETIONS



Except as noted, EXISTING ZONING is C-2 with Moratoria on Financial Institutions and Interim RC-3/RC-4

BOUNDARY RECOMMENDATIONS

The C-2 zoned areas along Broadway were initially included in the North Beach study area. Detailed analysis of this area, which is quite different in use and character from North Beach resulted in the recommendation to establish a separate district for property fronting on Broadway (see Map 28).

Two large sections which were part of the original North Beach study area have been excluded. At the eastern end of Broadway, all properties along and east of Sansome Street are predominantly business and professional services without residential units. These properties are in the Sansome-Battery corridor, which is not a neighborhood-oriented commercial area, and should be rezoned from C-2 to GC.

Another section to be excluded from the Broadway neighborhood commercial district is roughly the southern halves of the blocks from Powell to Grant. Most of these properties have frontage on Pacific Avenue and are oriented more to Chinatown than Broadway. Since they are also located in different height districts than Broadway, it is appropriate to incorporate them into the Chinatown mixed-use district study area.

Only one addition is proposed for the Broadway neighborhood commercial district, and that is to incorporate the residentially-zoned remainder of a lot which is commercially zoned.

CONTROL RECOMMENDATIONS

The entire area in the Broadway district was originally zoned C-2. In May 1982, the Planning Commission extended the interim reclassification of North Beach to include several blocks on the south side of Broadway. Most of the area along Broadway was classified RC-4 until May of 1984. In April 1984, the Commission initiated a housing conservation special use district for the North Beach and Broadway neighborhood commercial areas, which protects upper-story housing units from conversion. The area west of Columbus Avenue is also affected by moratoria on financial institutions; north of Broadway by the North Beach

moratorium, which was initiated in January 1984, and south of Broadway by the Chinatown moratorium which was passed in August 1981.

The proposed zoning controls for the Broadway district are listed in Table 12 which follows. They were derived from existing C-2 controls as well as proposed controls for the NC-3 district. The following discussion highlights the significant controls proposed for the Broadway district.

General Building Envelope Standards

Along Broadway, building heights are predominantly low-rise; consisting of 50% three-story and 26% two-story buildings. Only 16% of all buildings are higher than three stories; two five-story buildings are the tallest developments. Three vacant lots and several single-story buildings (three of which are auto repair/parking garages) are potential development sites. In order to monitor building heights during the interim period pending completion of a height study of North Beach and Chinatown, new development up to 40 feet would be allowed without conditional use review while development between 40 and 65 feet would require conditional use review.

Most of the buildings on Broadway are similar in scale and bulk, but there are some notable exceptions, such as the 11-story Ping Yuen housing project and the Royal Pacific Motel, a 5-story building, which disrupts the street building wall with its front setback and auto orientation. In order to control bulk and scale, new development (new construction, major additions to existing buildings) on lots up to 4000 square feet would be permitted; development on larger lots would be subject to conditional review procedures and criteria. On Broadway, two-thirds of all lots are smaller than 4000 square feet and should not require conditional review.

Presently, 76% of all developed lots in the district do not have any rear yard. Abutting residentially-zoned lots are also densely developed. As a result, public open space is

most non-existent in the district. In addition, many of the lots abut other commercial buildings or are perpendicular to residentially-used lots, so that the commercial buildings would not seriously block the yards of surrounding residential lots. In order to provide air and light access to all dwellings, the proposed controls for Broadway would require rear yards at all residentially-occupied levels. The proposed rear yard control could add to the incentive for mixed-use development, by allowing maximum lot coverage at commercially-used levels.

Commercial and Institutional Standards

In order to maintain the prevailing scale and size of development along Broadway, the proposed square footage per use control would permit as principal uses non-residential uses of 3000 square feet in gross floor area or less; if the use were to exceed 3000 square feet, it would be subject to conditional review. This control is intended to protect and encourage small commercial uses and discourage assembling several small lots or commercial uses into one large-scale use.



TABLE 12 - PROPOSED ZONING CONTROLS
BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 720 Controls
GENERAL BUILDING ENVELOPE STANDARDS			
.10	Height	§§ 102.11, 106, 201 Article 2.5	P up to 40 feet C 40 to 65 feet § 263.4
.11	Lot Size	§§ 790.57, 121	4000 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at residential levels only §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable
.21	Square Footage per Use	§ 790.118	3000 sq.ft. * §§ 121.3, 121.4
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5
.24	General Advertising Signs	§§ 602, 604, 608	2 100 sq.ft. signs per lot; 200 sq.ft. maximum signage per lot § 607.1
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1, § 607.1(f)3

Sub-§	Zoning Category	§ References	§ 720 Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	
.53	Business, Professional Service [Retail]	§ 790.100	P	P	
.54	Tourist Hotel	§ 790.46	C	C	C
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			§ 236 Garment Shop SUD

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	No Limit

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	
.41	Drinking Establishment [Bar]	§ 790.28	P	P	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	P	P	
.43	Restaurant	§ 790.90	P	P	
.44	Take-Out Food Establishment	§ 790.124	P		
.45	Movie Theater	§ 790.62	P	P	
.46	Adult Entertainment	§ 790.34	C#	C#	
.47	Place of Entertainment	§ 790.36	P	P	
.48	Amusement Game Establishment	§ 790.4	C		
.49	Financial Service [Retail]	§ 790.102	C		
.50	Limited Financial Service	§ 790.104	P		
.51	Medical Service	§ 790.106	P	P	

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 400 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 140 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

* = Blank Space indicates Not Permitted

= Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No. Zoning Controls

720.46 C if not less than 1000 feet from any other adult entertainment establishment; NP otherwise.

720.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

720.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

Broadway is an established late-night district and some places of entertainment and other retail outlets are open after 2 a.m. In recognition of the district's characteristic hours and in support of its entertainment uses, no limits to the hours of operation for Broadway's uses are proposed.

The Broadway district is also included in the Washington-Broadway Special Use District No. 1 (§§ 239 and 161(d) of the Planning Code). The provisions of this special district exempt lots of 20,000 square feet or less from parking requirements. This exemption encourages development which is large-scale in comparison to existing lot and building sizes and is therefore not desirable for the Broadway district. The provisions of § 151, Table 4 which exempt general retail and office development with occupied floor areas of less than 5000 square feet from parking requirements support the policies for maintaining the existing scale and encouraging mixed-use development. Therefore, it is proposed that the Broadway commercial district be excluded from the Washington-Broadway Special Use District No. 1 and that Table 4 of § 151 of the Planning Code be applied.

Commercial and Institutional Uses

Retail Sales and Services

As an established entertainment and eating and drinking district, Broadway should have liberal controls for eating, drinking and entertainment establishments. Presently eating and drinking places take up 29% of the district's ground floor commercially-used frontage, occupying 1780 feet of a total 6110 feet. Bars, liquor-serving businesses, restaurants, take-out food places, movie theaters, and most entertainment uses would be permitted as principal uses at the first two stories. Adult entertainment establishments would be permitted as conditional uses on the first two stories if they are located not less than 1000 feet from another establishment. Amusement games establishments would be conditional at the first story.

Financial institutions have often replaced several small convenience businesses and

driven up rents. Despite the presence of moratoria on financial institutions in both North Beach and Chinatown, the recent application for a new savings and loan office just outside the moratoria areas as well as another related case (1316 Stockton) demonstrate the continued pressure for more financial institutions and thus the need for permanent controls. The concentration of financial services on Broadway warrants careful monitoring of new establishments by conditional use review. The proposed controls would prevent the location of new financial services in the vicinity of existing clusters of facilities and the displacement of existing retail businesses. Conditional use review also could require new financial institutions to provide full banking services to accommodate the business community. Routine financial services could be provided by automatic teller machines and other limited financial services, which would be permitted at the first story.

In recent years, downtown office spillover has increased demand for space in the Broadway area. As a result, selected residential buildings and underutilized sites have been replaced with office buildings, especially at the far east end of Broadway (e.g. at 1000 Montgomery St., a 17-unit apartment building conversion dispute which was recently settled; also, a 36-unit residential hotel at 369 Broadway was converted into legal offices in 1981). In order to accommodate some of the demand for office uses that directly serve the public, medical, professional, business, and personal services would be permitted at the first and second stories, subject to conditional review of conversions from housing or the second story. To promote housing development on the upper stories in new mixed-use projects, however, such services would be prohibited at the third story and above. Other types of non-retail services (such as corporate headquarters, data processing and other backroom functions) could not locate in the district.

Non-Retail Sales and Services

In keeping with the retail sales and services emphasis of the district, non-retail services (who deal only with the commercial com-



community), wholesale uses, and light manufacturing establishments (exclusive of those uses with a retail storefront) would be prohibited on Broadway. Garment shops could continue to operate, as regulated by § 236 of the Planning Code and permitted within the Garment Shop Special Use District.

Conversion of Housing to Non-Residential Use

In order to protect the affordable housing stock along Broadway, conversion of housing to commercial use would be permitted on the first story and below, and permitted by conditional review at the second story. Third story and above conversions would be prohibited. This control could help to preserve most of the existing housing, since 7% of the units are in the upper stories (1% on the second story) and only four dwelling units on the first story. Secondary conversion would only be allowed if it could be shown that the proposed new use provided a necessary and desirable service

which could not locate elsewhere in the district without displacing a housing unit. Since most housing in the Broadway district is contained in residential hotels, it is important to note that the conversion of these units is regulated by the Residential Hotel Conversion Ordinance (Ordinance No. 400-83).

Residential Standards and Uses

The proposed limit for dwelling unit density is one dwelling unit per 400 square feet of lot area, based on the high density along Broadway and the adjacent residential areas. This control would allow for six dwelling units of 800 square feet each in a building with two stories of residential development over commercial uses on a 3000 square foot lot.

The proposed controls for residential off-street parking would continue to require one space per unit, subject to exceptions provided for in the proposed § 151.1 of the Planning Code.



CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The commercial district centered around Castro and 18th Streets has undergone rapid economic and population changes in the past 15 years. Now a hub of commercial activity for a wide segment of San Francisco's population, the Castro Street district has undergone a rapid intensification of commercial activity which has resulted in the loss of neighborhood-serving retail and service establishments, and concomitant increases in traffic congestion, parking problems, noise, and other nuisances. Specific controls are necessary to preserve the district's mixed-use character as well as to control potential environmental impacts. The following description and purpose statement is proposed to be included in Article 7 for the Castro Street district:

§ 703.21 Castro Street Neighborhood Commercial District

The Castro Street district is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain densely developed commercial businesses. The multi-purpose commercial district along Castro and 18th Streets provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of bars, restaurants and specialty clothing and gift stores which serve both San Francisco's gay community

and other city residents. The district also supports a number of offices in converted residential buildings.

The Castro Street district is designed to maintain existing small-scale development and promote a balanced mix of uses. Future commercial uses are permitted on the ground story, and are conditional on the second story, thereby reserving the uppermost stories for new residential development. Existing housing units are protected by requiring conditional use review for conversions of residences at the second story and not permitting them above that level. Special controls are necessary to preserve the existing equilibrium of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls regulate the proliferation of new eating and drinking establishments and financial institutions. The continuous retail frontage is further maintained by prohibiting most automobile and drive-up uses.

HISTORY

Before its urbanization, Eureka Valley had a large number of breweries, cow ranches, livery stables and the West's largest brickyard. The transformation of Eureka Valley from farmland to an urban neighborhood was stimulated by the 1887 inauguration of cable car service by the Market Street Railway Company with their Market-Castro Street line terminating at 26th and Castro Street in Noe Valley. Market Street was the trunk line of the entire cable car system and the intersection with Castro Street was one of its most important transfer points, especially after

INDIVIDUAL DISTRICTS CASTRO

the opening of the Twin Peaks Tunnel in 1918. That very crossroads stimulated the development of the Castro Street neighborhood commercial district. Between about 1870 and the entry of the United States into World War I, residential areas of Eureka Valley and the commercial district along Castro and Eighteenth Streets were developed in a variety of architectural styles; including examples from the Italianate, Stick, Queen Anne, and Edwardian periods.

Until the late 1960s, Eureka Valley was primarily an Irish-Catholic working class neighborhood. The commercial district along Castro and 18th Streets consisted largely of neighborhood-serving businesses and a large number of bars. During the late 1960s, Eureka Valley's central location, short blocks, and hilly streets lined with Victorians attracted numerous newcomers. The opening of "counterculture" boutiques with names like the Organic Haberdashery, the Tranquility Base, Yage and the Goblin Market began the transformation of the commercial district. By the early 1970s, numerous young professionals had moved to the neighborhood, often replacing families no longer able to afford sharply rising housing costs. Today the Castro Street commercial district is an important center of San Francisco's gay community. Castro Street has also become one of the major shopping and night-life areas of the city, drawing people from within the neighborhood as well as from the broader San Francisco community and tourists.

LAND USE ISSUES

The Castro district is one of the most actively-used commercial districts in San Francisco. Almost all ground-story space is devoted to commercial uses, stimulating an active streetlife during both daytime and evening hours.

The Castro Street district is the primary commercial area for a large number of people living in Eureka Valley and the slopes of Twin Peaks. Several small grocery stores, the large Cala supermarket as well as a pharmacy and hardware store serve the surrounding neighborhoods. The district also

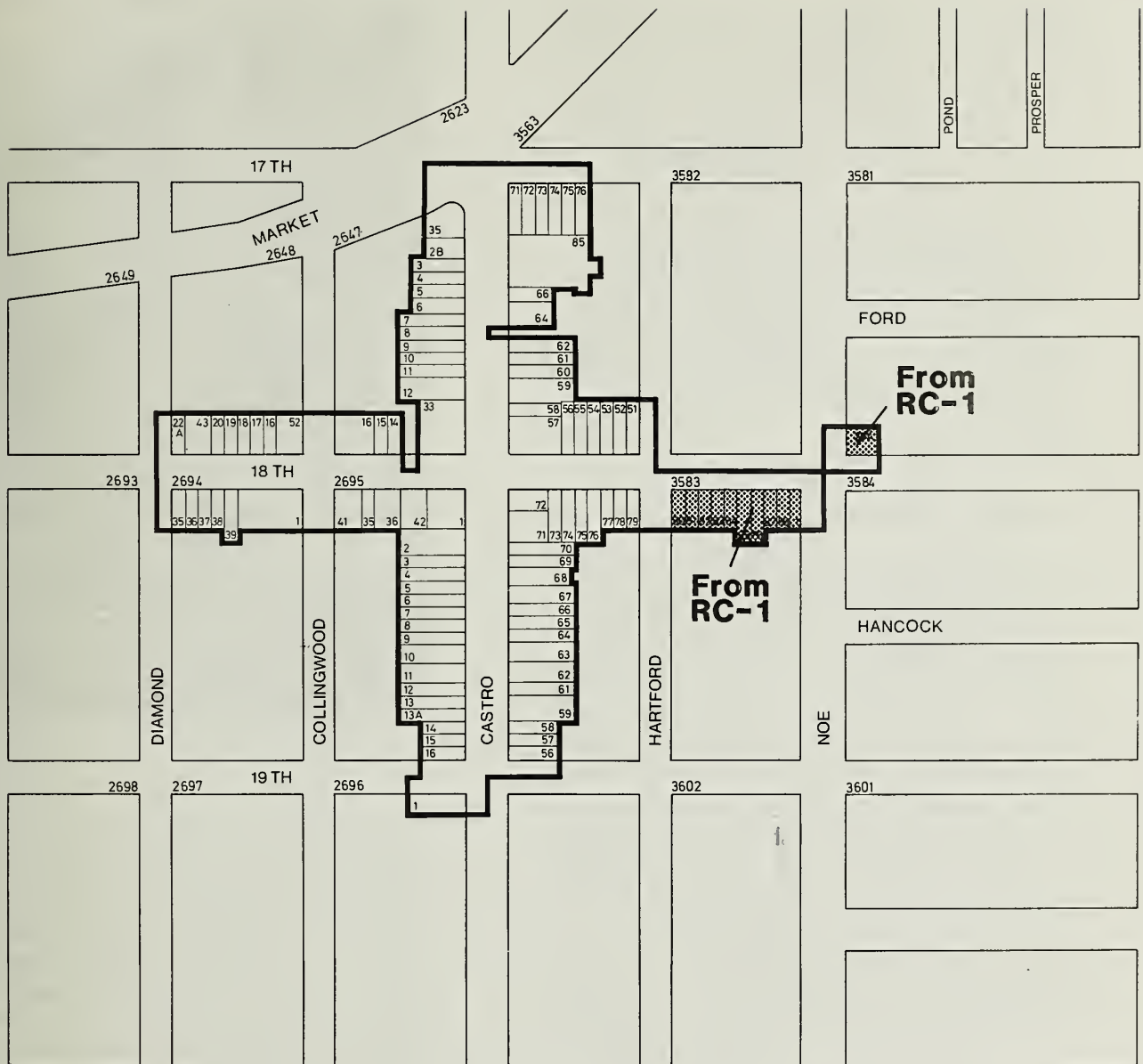
includes several dry cleaners as well as neighborhood business and medical offices. In recent years, however, several convenience stores have been replaced by specialty stores. The Eureka Valley Super Market, Laundry Village, and a dry cleaning service have all closed in the last five years. In addition, some locally-owned businesses have been replaced by national franchises. The Star Pharmacy was replaced by a Walgreens Drug Store while the Golden Brown Bakery is now a Fotomat. The ongoing development of new specialty groceries and apparel stores threatens the preservation of Castro Street's convenience businesses.

The number of bars, restaurants and places of entertainment has dramatically increased in the last five years, from 42 in 1979 to 52 in 1983. The bars and restaurants have intensified nighttime activity, and worsened traffic and parking congestion in the residential neighborhood surrounding the Castro Street district. The hilly, dense residential neighborhoods have a shortage of on-street parking spaces which is exacerbated by new eating and drinking establishments.

The historical pattern of development on Castro and 18th Streets saw the development of three- and four-story residential buildings with commercial uses at the ground level. While many upper-level residential units have been converted to commercial establishments in the last fifteen years, about 62% of second-story uses are still residential. Approximately 35% of the space on second stories is now occupied by commercial uses.

BOUNDARY RECOMMENDATIONS

The lot by lot field survey done for the Castro district verified that the commercial district follows the exact boundaries of the existing interim special use district. It is made up of two components--the C-2-zoned primary portion of the commercial district including Castro Street from 17th to 19th Streets, and along 18th Street, from Diamond to Hartford; as well as the RC-1-zoned portion of 18th Street, from Hartford to Noe Streets.



CASTRO **PROPOSED ZONING**

Map 29

— NCD BOUNDARY
 ■ ADDITIONS



Except as noted, EXISTING ZONING is C-2 with Interim S.U.D.

INDIVIDUAL DISTRICTS CASTRO

Both the C-2- and the RC-1-zoned portions of the district are proposed to be merged into one single neighborhood commercial district within the same boundary (see Map 29). The eleven RC-1-zoned lots to be included in the proposed neighborhood commercial district consist of two business and professional offices, two bars, a restaurant, a take-out food establishment, a small grocery, a plant store, a clothing store, a vacant commercial space, a plumbing contractor, a painting contractor, and a combined total of 24 residential units. No deletions to the district boundaries are proposed.

CONTROL RECOMMENDATIONS

Most of the Castro Street district is zoned C-2, while a portion on the south side of 18th Street between Hartford and Noe Streets is zoned RC-1. The surrounding residential neighborhood is generally zoned RH-3. Most of the district has been regulated by an interim special use district which seeks to preserve the existing scale and mix of uses through establishing upper-story controls to preserve housing stock, square footage per use controls, and controls which limit restaurants, bars, fast food establishments, hotels, financial institutions and places of entertainment. The proposed zoning controls for the Castro Street district are listed on Table 13. They were derived from existing C-2 and interim special use district controls as well as proposed controls for the NC-2 district. The following table highlights the significant controls proposed for the Castro Street district.

General Building Envelope Standards

The height and width of building facades on Castro Street establish a vertical pattern of two-, three-, and four-story structures. Almost all lots in the district are developed close to their permitted building envelope. Several lots on Castro Street between 18th and 19th Streets have smaller buildings which could be redeveloped into larger structures. In addition, the Cala Market on 18th Street does not use its entire allowable building envelope and could be a site for



new development. The proposed building envelope controls are intended to maintain the existing scale of development and encourage the preservation of the existing built fabric. Current height districts ranging from 40 to 65 feet would be retained, and under the lot size control, conditional use review would be required for any new development or addition to an existing structure on a lot larger than 3500 square feet. Interior lots on both Castro and 18th Streets are commonly 25 X 125 feet, while corner lots and several interior lots on 18th Street are larger (e.g., 50 X 75 feet). The lot size control would discourage the demolition of small buildings and their replacement with buildings whose scale does not reflect that of the district.

Most buildings in the Castro Street district occupy their full lot area and large rear yards are very uncommon. Over 35% of the lots have no rear yards. In order to provide the maximum amount of open space in the already congested commercial district, rear yards would be required at the second story and above as well as for first-story residential levels.

Commercial and Institutional Standards

Individual commercial establishments vary in size although the gross floor area of most is under 3000 square feet. In order to preserve the existing scale of commercial businesses, which is closely related to the building scale, all commercial uses which exceed 2500 square feet would be subject to conditional use review. In the past four years under the interim special use district controls, three applications for uses exceeding 2500 square feet were received, all of which were approved. This control would monitor the combination of smaller storefronts and the development of new large ones which could be out of scale with the commercial stores along both Castro and 18th Streets.

Commercial and Institutional Uses**Retail Sales and Services**

Interim controls on eating and drinking establishments have not slowed the growth of those uses in the district. The nighttime presentation of the Castro Street district has continued to attract new restaurants and bars. The number of bars, restaurants and places of entertainment has increased 26% since 1979; and the 53 eating and drinking establishments now occupy approximately 33% of the district's ground floor commercially-used frontage taking up 1290 of a total 4350 feet. There are 13 bars, 30 restaurants, and 4 take-out food establishments in the district. Since these uses can cause noise, traffic, crime, and trash problems and can displace other retail businesses, their proliferation on Castro Street would be controlled by prohibiting new eating and drinking places (bars, restaurants, take-out food places, and tavern-bar, liquor-serving establishments). Existing eating and drinking places could expand or alter their existing space only after conditional use review, and in any case, could not locate on the upper stories.

In an established entertainment district, Castro Street would permit adult and other entertainment uses, but only after conditional use review indicated that the proposed use would not adversely affect

surrounding commercial and residential neighbors. Besides the movie theater, the district contains one dance hall, eight other places of entertainment, and one adult bookstore. Conditional use review would control for potential noise, crime and congestion problems.

Five financial institutions operate in the Castro Street district. While financial offices provide a service to neighborhood residents, their size requirements could displace other businesses, and their design can detract from the visual retail character of the district. For example, the Hibernia Bank expanded its 18th and Castro branch to include two more lots, occupying a large structure which houses both retail and non-retail functions at its Castro Street operations. The special use controls have moderated the growth of financial institutions. The proposed control continues to regulate the design and operations of financial services by making them conditional uses at first-story locations, and prohibiting them at upper stories.

Other types of offices that directly serve the general public (medical, business, and professional) would be permitted at first and second stories (subject to conversion provisions). Similarly, retail businesses, not otherwise identified, would be permitted at the first two stories as principal uses. Prohibiting retail sales and services from the uppermost stories helps to promote mixed-use projects.

Conversion of Housing to Non-Residential Use

The shortage of ground-floor commercial space on Castro Street has added to the pressure on upper-story residential units. Between 1979 and 1983, eleven residential units were converted either to office or retail usage, two on the ground story and nine on the second story. As a result, approximately 35% of the second-story uses are commercial, leaving 104 second-story residential units. In order to preserve existing residential units and Castro Street's mixed-use character, all conversions of residential space would be permitted at the first story, conditional uses at the second story, and not permitted in the upper stories.

TABLE 13 - PROPOSED ZONING CONTROLS
CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 721		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	
.53	Business, Professional Service [Retail]	§ 790.100	P	P	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

Sub-§		Zoning Category	§ References	Controls
GENERAL BUILDING ENVELOPE STANDARDS				
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 - 65.feet See Zoning Map	
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1, § 608.10	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1, § 608.10	

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34	C#	
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	C	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106	P	P

.90	Residential Uses	§ 790.88	P#	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211 (b)	
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area § 211 (c)	
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A	
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit* §§ 151, Table 4, 151.1	
.95	Community Residential Garage	§ 790.10	C	C C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted
C = Conditional
= Blank Space indicates Not Permitted
* = Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.	Zoning Controls
721.41	P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42	
.43	
.44	C if 20 - 25% of commercial frontage is occupied by above uses; NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.
721.46	C if not less than 1000 feet from any other adult entertainment establishment; NP otherwise.
721.81	P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.
721.90	P if not displacing retail and if retail provided at commercial frontage; C otherwise.

Residential Standards and Uses

Dwelling unit density limits are proposed to be one unit per 600 square feet of lot area. Surrounding residential neighborhoods are generally zoned RH-3; the proposed control would permit buildings of a slightly higher density. The Eureka Valley neighborhood is the home to a large number of single people, and proposed density limits would provide incentive to build smaller, more marketable units, including studios as well as small apartments and flats, and also would encourage developers to construct new mixed-use structures.





INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Inner Clement Street neighborhood commercial district extends almost one mile between Arguello Boulevard and Funston Avenue. In recent years, the number of eating and drinking establishments has grown substantially, drawing customers from throughout the city and region. Due to the rapid commercial intensification of Inner Clement Street, individual controls are necessary to preserve neighborhood-serving uses and protect the quality of life in the district and in surrounding residential neighborhoods. The following description and purpose statement is proposed to be included in Article 7 for the Inner Clement Street district:

§ 703.22 Inner Clement Street Neighborhood Commercial District

The Inner Clement Street commercial district is located in northwest San Francisco in the Richmond district. The commercial district provides a wide selection of convenience goods for the residents of the Inner Richmond district. The Inner Clement commercial district's nightlife is characterized by numerous eating and drinking establishments, places of entertainment, a movie theater and some retail establishments open during evening hours. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the city and region. There are also a significant number of professional, realty, and business offices as well as financial institutions. The pleasant pedestrian character of the district is derived directly from the densely developed retail frontage on Clement Street.

The Inner Clement Street district is designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that

supports the district's vitality. New development may contain commercial uses in the first two stories, although conditional use review is required at the second story. Existing upper-story residential units are preserved by prohibiting their conversions to commercial use. Special controls are necessary to preserve the equilibrium of convenience and comparison shopping businesses, and to minimize the environmental impacts generated by the growth of eating and drinking establishments. In order to maintain the street's active retail frontage, controls also regulate the development of financial institutions and automobile uses.

HISTORY

The Inner Richmond district first developed as an agricultural area of milk ranches and estates. Although streetcars did not run along Clement Street, it nonetheless developed into the first commercial center of the Richmond District. The "B" Geary-Ocean (started in 1892 as a cable car) and the "C" Geary-California streetcar lines were located nearby. By 1908, a few scattered stores were located on the street between 1st and 6th Avenues.

Clement Street, named after a San Francisco supervisor of the 1860s, has been an active commercial area since the end of World War I, and has largely served the residents of the Inner Richmond District with convenience goods, furniture stores, and places of entertainment and eating. One of the catalysts to the growth of merchandising on Clement Street was the decision of the Bank of San Francisco to locate a branch office at the corner of 6th Avenue, the center of the commercial district. Fisher's Theater, also at 6th Avenue, was the first home of dramatic theater in the vicinity. It was later relocated to 7th Avenue and replaced with

the Palms Theater. The first large theater was the Lincoln on 6th Avenue between Clement and Geary. The Coliseum Theater, with a capacity of 2700, is the last remaining theater in the Inner Clement neighborhood commercial district. By the beginning of the Great Depression, all lots in the Inner Clement shopping district were built upon, although residential buildings were dispersed among the commercial uses, especially between 1st and 5th Avenues. After World War II, a large number of Russian immigrants settled on Clement Street and the adjacent neighborhoods, joining the Irish and Italian population. They have been followed in the past two decades by a substantial migration of Chinese population from Chinatown. The large influx of Asian people has once again changed the character of the shopping district and created what some people call the city's second Chinatown. The latest demographic changes have also brought with them substantial land use changes, and Clement Street had 24 restaurants by 1972.

LAND USE ISSUES

The growth of eating and drinking establishments as well as places of entertainment has significantly influenced the character of Inner Clement Street and its surrounding residential neighborhoods. Between 1970 and 1980, the number of restaurants more than doubled. Altogether, the district has 70 eating and drinking establishments, 2 places of entertainment, 3 dance halls, and 1 movie theater. Of the eating and drinking establishments, over 50 are full-service restaurants. The restaurants on Inner Clement reflect the cultural mix found in the Richmond area, both the European ethnic groups which earlier populated the district, and today's growing Asian groups. Clement Street restaurants have been serving community residents and increasingly drawing users from all over the Bay Area.

Problems such as increased traffic, parking congestion, noise, and trash on the streets have resulted from the proliferation of eating and drinking establishments. The eating and drinking places, representing 26% of the ground-story commercial uses, have

also disrupted the balanced mix of commercial uses in the district and aggravated the rent pressures on other existing businesses. In response to these problems and concerns raised by neighborhood merchants and residents, the City Planning Commission and Board of Supervisors enacted in December of 1981, an interim moratorium on new restaurants, bars, and fast food establishments.

An increase to nine financial institutions has also generated parking congestion and caused the displacement of smaller, neighborhood serving businesses. Office uses have also added to the competition for commercial space and led to an imbalanced mix of uses. As of January 1984, 80 medical, professional, and business offices operated on Inner Clement Street, representing nearly 25% of all commercial uses in the district. More than half are located on upper stories, having converted residential units or replaced other buildings.

Parking on Inner Clement Street has been a chronic problem. During the day, customers, employees, and freight delivery trucks compete for parking within the commercial district, in the surrounding residential areas and on nearby Geary Boulevard. During the evening, patrons of restaurants and other establishments compete with the district's residents for on-street spaces, thereby aggravating the existing parking shortages. Often, double-parked vehicles interrupt the traffic flow, creating traffic congestion. Although the district is easily accessible by public transit, the transit can only absorb some of the transportation demand, and there is still a shortage of parking.

BOUNDARY RECOMMENDATIONS

A recent comprehensive lot by lot survey confirmed that the boundaries of the district extend along Clement Street from Arguello Boulevard to Funston Avenue and that they follow roughly the boundaries of the existing C-2 commercial district. The boundaries of the proposed Inner Clement district include most of the existing district. On the block between 6th and 7th Avenues, the Inner Clement district abuts

the Geary Boulevard district. The Inner Clement district's proposed boundaries on Map 30 shows how the boundary between these two districts has been drawn.

The field surveys also identified a lot adjacent to the district which was used commercially, but which had been left out of the existing district boundaries. This lot contains a parking lot for a supermarket which is in the district. It is proposed that this lot be added to the district. Additionally, one commercially-zoned apartment building with six residential units and no commercial uses is located just north of Clement Street on 8th Avenue. It is proposed that this lot be rezoned from commercial to residential use (RM-1).

CONTROL RECOMMENDATIONS

The Inner Clement Street neighborhood commercial district is presently zoned C-2. The surrounding residential neighborhood is zoned RM-1. Two interim moratoria on restaurants, bars and fast food establishments and financial institutions were separately imposed by the Board of Supervisors in response to neighborhood concern. Specific individual controls for the district derived from the existing C-2 and

moratoria controls and the proposed NC-2 district controls have been developed. They are listed in Table 14. The following discussion highlights the major controls proposed for the Inner Clement Street district.

General Building Envelope Standards

The small to moderate building scale of Inner Clement Street has an uninterrupted ground-story commercial frontage with offices and housing typically located on the upper stories. The street's two- and three-story buildings are commonly built flush with the street. In order to promote future development which is consistent with the existing building scale, predominantly three-story buildings, the 40 foot height district and rear yard controls would allow for four stories of development, set back at the rear at the upper stories and ground story if residentially used. By permitting full lot coverage for non-residential development only at the first story and below, existing rear yards (currently on 50% of the lots) would be preserved at the upper stories, thus creating a buffer for some of the surrounding upper-story residential uses which lie perpendicular to the Clement Street lots.





INNER CLEMENT PROPOSED ZONING

Map 30

- NCD BOUNDARY
- ▨ ADDITIONS
- ▧ DELETIONS

Except as noted, EXISTING ZONING is C-2 with Moratoria on Eating and Drinking Establishments, Financial Institutions



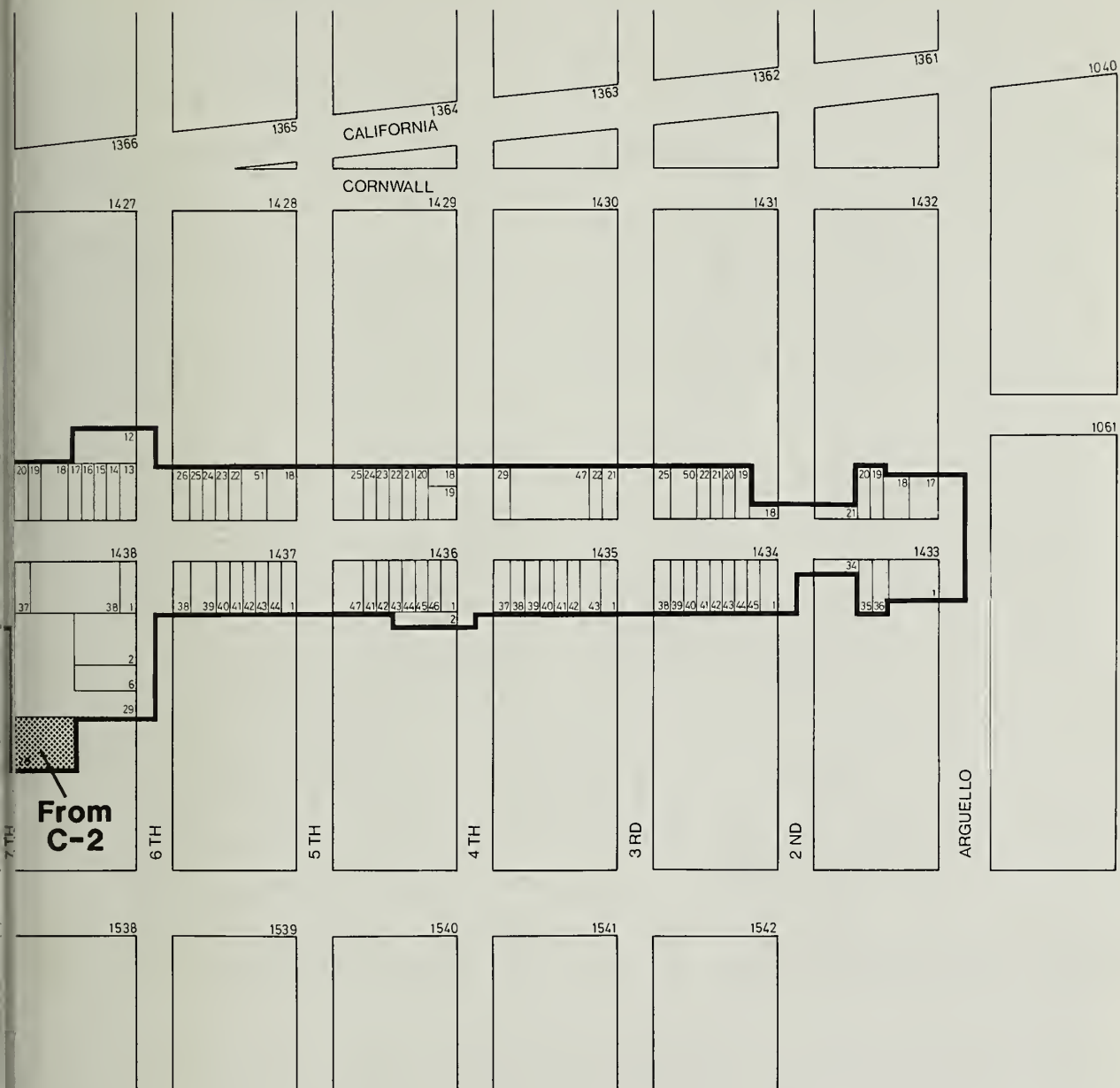


TABLE 14 - PROPOSED ZONING CONTROLS
INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 722		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	C	
.53	Business, Professional Service [Retail]	§ 790.100	P	C	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

				§ 722
				Controls
Sub-§	Zoning Category	§ References		
GENERAL BUILDING ENVELOPE STANDARDS				
.10	Height	§§ 102.11, 106, 201, Article 2.5	40 feet	
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160, 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1	

RESIDENTIAL STANDARDS AND USES

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

- P = Permitted
- C = Conditional
- = Blank Space indicates Not Permitted
- * = Standard may be modified under certain conditions; see Section referenced
- # = See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.	Zoning Controls
722.41	P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42	
.43	
.44	C if 20 - 25% of commercial frontage is occupied by above uses;
	NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.
722.81	P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.
722.90	P if not displacing retail and if retail provided at commercial frontage; C otherwise.

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30			P		

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	C
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34		
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	C	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106	P	C

In order to control lot mergers and new construction of out-of-scale buildings, the lot size control would require conditional review for new development or expansions on lots which exceed 3500 square feet in lot area. While the average lot size for Inner Clement is 2500 square feet, 23% of the 159 lots exceed 3500 square feet

Commercial and Institutional Standards

The commercial uses vary widely in size, but certain businesses are dramatically out of scale with the district. For example, Busvan Furniture occupies five buildings and 152 feet of frontage. Residents and merchants have expressed concern over new construction and expansions beyond the historic street scale. In order to allow for full lot coverage by ground-story commercial uses on a standard lot, respecting the historic street scale, the proposed square footage per use control would regulate uses occupying 2500 square feet in gross floor area with conditional review. Currently, four percent of the district's uses exceed 2500 square feet in size. The control would encourage retention of smaller storefronts by discouraging combinations of storefronts into large businesses. For those retail businesses which need display or storage space for inventory, conditional review could monitor their size and scale with respect to the rest of the district, as well as ensure display space and other amenities that could be of visual interest to pedestrians.

Commercial and Institutional Uses

Eating and Drinking Establishments

To control for further proliferation of restaurants, bars, take-out food outlets and liquor-serving establishments, new eating and drinking places would not be permitted in the district. Existing uses would need conditional use review for future alterations or expansions. Eating and drinking places represent 28% of the district's ground story commercial frontage, taking up 2450 feet of the total 8820 feet. Community groups agree that too many restaurants operate in the district. The proposed control would

preserve opportunities for other types of retail uses and thus retain a balanced mix. The control would also prevent the future aggravation of existing vehicular congestion, noise, and evening disturbances commonly associated with these uses.

Retail Sales, Personal Services, Offices

In order to preserve and encourage ground-story retail frontage, most retail sales and service uses would be permitted at the first story, and at the second story by conditional use, subject to conversion provisions. Third and fourth-story locations for retail and office uses would be prohibited, in order to encourage residential development. New entertainment establishments would be subject to conditional use authorization to control for noise and design problems.

The nine existing banks and savings and loans amply provide for the community needs and such uses on Geary Boulevard also serve the larger neighborhood. Future financial services would require conditional use review to monitor their design, size, and operations and avoid the problems that existing such uses have generated. For example, Golden Coin Savings and Loan displaced a gift store, clothing store, jewelry store and restaurant. In addition, the Bank of the Orient has aggravated the traffic congestion on 6th Avenue with its drive-up window, as it adjoins the Lick Supermarket exit. Its modern glassy exterior and front setback are visually disruptive and out of character with the rest of Clement Street.

Conversion of Housing to Non-Residential Uses

The Inner Clement has 239 dwelling units, 92% of which are located in the upper stories. These units are scattered throughout the district, in mixed-use buildings and a few fully-residential buildings toward the far ends of the district. These units are subject to the same commercial growth pressures which have spilled into the adjacent residential areas where illegally occupied residential

units and garages are used for commercial purposes. Some of the office demand should be redirected to nearby Geary Boulevard, where more offices could be accommodated in existing and new buildings. To discourage further losses of housing within the district, conversions of dwelling units to non-residential use at the upper stories would be prohibited. Currently, of the 277 upper story uses, 80% are residential (221 units) and should be preserved. Additionally, the prohibition on upper-story conversions could encourage new construction on selected underutilized sites to accommodate the office demand.

Residential Standards and Uses

The feasibility of mixed-use development could be enhanced by proposed changes in residential standards and uses. The proposed increase in density limits to one unit per 600 square feet of lot area would allow four units on an average 2500 square feet lot, and promote smaller, more marketable units. Provisions in § 151.1 could reduce the parking requirement of one space per unit if a proposed mixed-use project could not provide the parking and still remain feasible, provided the potential



impact on the existing parking shortage would not be significant or could be mitigated with off-site parking facilities. Finally, retail frontage would be promoted by requiring that a retail storefront be provided with new housing at the ground story; otherwise an applicant would have to demonstrate the necessity of the housing without retail under conditional use review.



OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

Situated in the westerly portion of San Francisco's Richmond area, the Outer Clement Street neighborhood commercial district has changed considerably in the last fifteen years. The increase of restaurants has brought about significant changes in the character of the linear shopping street and surrounding neighborhood and has altered the mix of commercial uses in the district in favor of specialty businesses. Specific controls are necessary for Outer Clement Street to control this trend and preserve and encourage the neighborhood serving businesses. The following description and purpose statement is proposed to be included in Article 7 for the Outer Clement Street district:

§ 703.23 Outer Clement Street Neighborhood Commercial District

The Outer Clement Street neighborhood commercial district is located on Clement Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District. The shopping area contains small scale convenience businesses as well as many restaurants and a movie theater. The district's restaurants serve a neighborhood and citywide clientele during the evening hours, while convenience shopping uses cater for the most part to daytime neighborhood shoppers from this portion of the Richmond district. Outer Clement Street contains many mixed-use buildings with some fully commercial and fully residential buildings interspersed between them.

The Outer Clement Street district is designed to promote development that is in keeping with the district's existing small-scale, mixed-use character. Future

commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. To encourage mixed-use buildings, new housing development is encouraged at the upper stories, while conversions of existing upper-story housing units are restricted. The proliferation and operation of restaurants is regulated in order to limit the problems of traffic, congestion, noise and late night activity associated with such uses. Other special controls are designed to preserve the low-intensity character of the district.

HISTORY

The Richmond District, once known as the Park-Presidio, was referred to in the city map of 1853 as the Great Sand Waste. The first road out into this corner of San Francisco was the Point Lobos Road (now Geary Boulevard) which lead to the Cliff House. The first streetcar line in the Richmond was the "B" Geary-Ocean (started in 1912) which ran a block south of Clement Street on its way to Ocean Beach. As a result of its remoteness from the rest of the city, the Outer Clement Street shopping district developed much later than the portion of Clement between Arguello and Park Presidio Boulevards. The development of Clement Street beyond 19th Avenue, however, resulted from the need to expand the Inner Clement commercial area. Almost all stores were built before the Second World War.

Early businesses in the neighborhood commercial district included the Clement Theater at the corner of 19th Avenue, and McCloud's Books and the New Centre Pharmacy at 24th Avenue. Outer Clement

Street remained a sleepy neighborhood street until the late 1960s when antique and curio shops entered the district. Stores in the early 1970s had names such as the Secret Garden Herb Tea and Spice Shop and the London Bridges Boutique. At that time most merchants owned their buildings. Most recently, the restaurant boom on Inner Clement has spilled over into Outer Clement Street, dramatically changing the character of the district in the past ten years.

LAND USE ISSUES

The land use issues for the Outer Clement neighborhood commercial district investigate the concentration of restaurants and their impacts on the surrounding neighborhood, and the small-scale interspersed commercial-residential character.

Since 1981, an interim moratorium on restaurants, bars and fast food establishments has prohibited new permits for these uses. The moratorium addressed the proliferation of restaurants in the district of which there are 28, 7 of which serve liquor, and 19 of which serve beer and/or wine. No bars (except for those operated as part of restaurants) exist in the district, and the district has only four take-out food establishments. Restaurants, which are open during the evening, have generated numerous problems and conflicts within the surrounding residents--customer vehicles blocking garages in the surrounding residential districts, double parking, noise, garbage, and vandalism. Although these restaurants have brought vitality and attracted customers that the district may not have otherwise have served, some of the restaurants have displaced essential neighborhood serving uses, such as dry cleaners.

Outer Clement Street has a low-scale pedestrian-oriented character, although many people drive to and through the district. Containing predominantly two- and three-story buildings with a sizable number of one-story buildings, the district's uses are irregularly distributed. Fully-residential and mixed-use buildings are generally between 19th to 23rd Avenues while

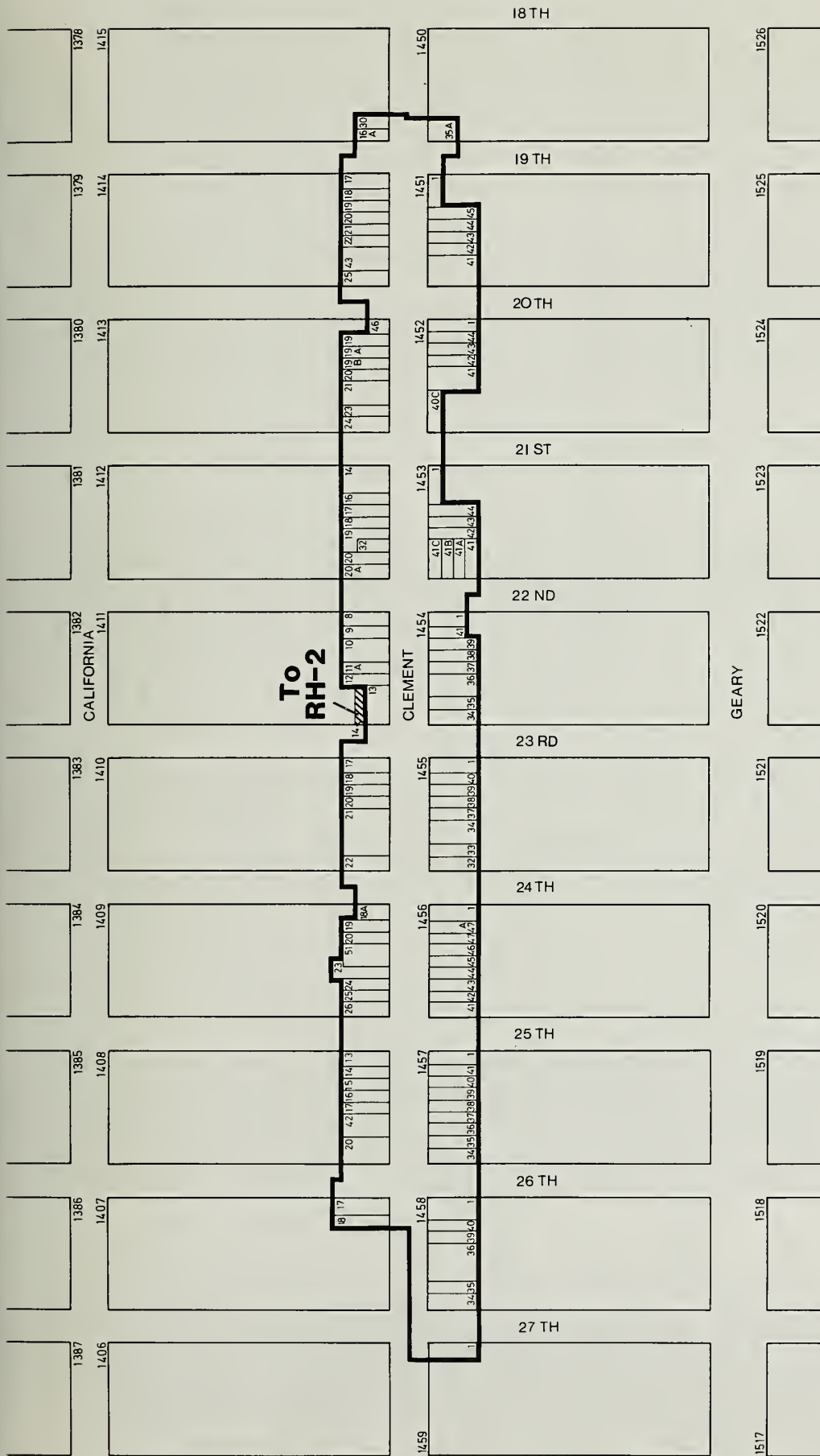
commercial usage is concentrated between 23rd and 27th Avenues. Numerous residential garages interrupt the commercial frontage and limit the on-street parking supply, which totals 221 spaces. Although 37 private commercial off-street spaces serve the customers and employees of selected businesses, the district suffers from a parking shortage, especially during the evening hours, when residents and restaurant patrons seek to park their vehicles in the street. As a result, much of the future transportation demand will have to be met by public transit, which is readily accessible on Geary Boulevard, California Street and along Clement Street.

BOUNDARY RECOMMENDATIONS

A lot by lot land use survey conducted for the properties in the Outer Clement district revealed that the primary portion of the commercial district extends along Clement Street from 19th to 27th Avenues, essentially to the existing C-1 boundaries. The proposed Outer Clement Street neighborhood commercial district contains most of the existing C-1 district. However, one commercially-zoned, but residentially-used lot containing two flats is proposed to be rezoned from C-1 to RH-2. Map 31 shows the boundaries of the proposed district.

CONTROL RECOMMENDATIONS

Outer Clement Street is presently regulated by C-1 zoning. Its surrounding residential areas are zoned RM-1, except for a few pockets of RH-2. The stretch of Clement Street from Funston to 27th Avenues is also regulated by an interim moratorium on new restaurants, bars and fast food establishments. The proposed zoning controls for Outer Clement are listed in Table 15. They were derived from existing C-1 and moratorium controls, as well as proposed controls for the NC-1 district. The following discussion highlights the significant controls proposed for Outer Clement.



OUTER CLEMENT PROPOSED ZONING

Map 31

**— NCD BOUNDARY
DELETIONS**



Except as noted, EXISTING ZONING is C-1 with Moratorium on Eating and Drinking Establishments

TABLE 15 - PROPOSED ZONING CONTROLS
OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 723		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P		
.53	Business, Professional Service [Retail]	§ 790.100	P		
.54	Tourist Hotel	§ 790.46			
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C		
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

Sub-§	Zoning Category	§ References	§ 723	
			Controls	
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 feet	
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at grade level and above §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st story only § 607.1	

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft., lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft., lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

= Blank Space indicates Not Permitted

* = Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

723.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
 .42
 .43
 .44 C if 20 - 25% of commercial frontage is occupied by above uses;

NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.

723.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

723.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30			P		

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P		
.41	Drinking Establishment [Bar]	§ 790.28	#		
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#		
.43	Restaurant	§ 790.90	#		
.44	Take-Out Food Establishment	§ 790.124	#		
.45	Movie Theater	§ 790.62	P		
.46	Adult Entertainment	§ 790.34			
.47	Place of Entertainment	§ 790.36	C		
.48	Amusement Game Establishment	§ 790.4			
.49	Financial Service [Retail]	§ 790.102	C		
.50	Limited Financial Service	§ 790.104	P		
.51	Medical Service	§ 790.106	P		

General Building Envelope Standards

The building scale on Outer Clement Street is characterized by predominantly two- and three-story buildings, built level with the sidewalk. In order to maintain and promote the small scale of the district, the height limit would be kept at 40 feet, while the proposed lot size control would subject new development on lots larger than 3500 square feet to conditional use review. Currently, Outer Clement Street lots average 2500 square feet in size. Thus, the control would regulate lot mergers and allow the review of development on large lots.

Although 40% of the district's buildings occupy their entire lot, a majority of the buildings provide some rear yard. Due to the district's interspersed commercial and residential nature, existing light and open space corridors should be retained and the existing residential uses in and around the district should be buffered from adjacent or abutting commercial uses. Therefore, new buildings on Outer Clement Street would have to provide the rear yard at the specified depth at all levels, respecting the existing character and scale of the district.

Commercial and Institutional Standards

The district's small scale also applies to the district's uses, with only eight percent of the non-housing uses on Outer Clement Street being larger than 2500 square feet in size. In order to retain the small storefronts by discouraging consolidation into larger uses, the proposed square footage per use control would require conditional use review for new or expanding non-residential uses whose gross floor area exceeds 2500 square feet. The control also would allow for commercial uses to occupy 75% of their standard Outer Clement Street lots without review.

In order to recognize the street's daytime and evening orientation and protect the neighborhood from the problems created by late night activity, the proposed hours of operation control would permit uses which operate from 6 a.m. to 2 a.m. as principal uses, but prohibit any use open between 2 a.m. and 6 a.m.

Commercial and Institutional Uses

Eating and Drinking Establishments

Restaurants have created numerous problems on Outer Clement Street in recent years. The 28 restaurants occupy 35% of the ground story commercial frontage, approximately 1180 feet of the total 3400 feet. This is a significant imbalance in the commercial mix of uses in the district. Some have displaced other commercial uses, or have disrupted the surrounding residential neighborhood with a variety of serious problems. In order to preserve opportunities for other types of businesses to locate in Outer Clement Street, and control for aggravation of existing problems by any new restaurants, the proposed control would not permit any new eating or drinking places or establishments serving liquor. Also, any existing eating or drinking establishment seeking to expand, or alter its existing space would require conditional use review.



Other Retail Sales and Services

In order to preserve the retail orientation of Outer Clement Street, retail sales and services could locate at the ground story but would be prohibited from the upper stories, except for those use categories noted below. Places of entertainment, of which none currently exist on Outer Clement, would require conditional use review at the first story in order to control for the potential noise and congestion problems. In recognition of nearby Geary Boulevard's more citywide orientation, and to prevent aggravation of existing traffic, parking and noise problems, tourist hotels and motels would be prohibited. Although only one financial office operates within the district, financial services would also need conditional use review, in order to discourage their proliferation, as well as control for design and congestion problems. In addition, medical, personal, professional, and business services would be permitted at the first story, but restricted from the upper stories. Currently, eight medical services, 12 personal and instructional services and 13 business and professional services operate in the district at the first story. Non-accessory parking garages or lots would require conditional use review at the first story and below to minimize design and access problems and control for the interruption of the retail frontage.

Conversion of Housing to Non-Residential Uses

Preservation of dwelling units is an important objective of the Outer Clement neighborhood commercial district. With a

housing stock of 355 units, 322 of which occupy the upper stories, Outer Clement Street and its surrounding neighborhood have a strong residential character. Very few commercial uses occupy the upper stories, suggesting a limited demand for such space. Opportunities are also available for new and expanding commercial uses at the ground story. Therefore, in order to preserve housing and yet allow for ground-story commercial frontage, upper-story housing conversions would be prohibited, but ground-story conversions would be permitted.

Residential Standards and Uses

In order to promote the feasibility of new mixed-use development, the density controls for dwelling units would be increased slightly to one unit per 600 square feet to allow for a maximum of four units on an average 2500 square foot lot.

Although the residential parking requirement would remain at one space per dwelling unit, provisions in § 151.1 could relax the requirement, especially if some contribution for a community residential garage were made. Since over 77% of the households in the neighborhood own at least one vehicle, provision of some off-street parking for the units could be necessary, but given the ready access to transit, some of the residential transportation demand could be absorbed by transit. These provisions would enhance the feasibility of mixed-use development on smaller lots by allowing for retail space without having to interrupt the frontage with a garage or driveway. Any larger lot with more units could accommodate a garage or driveway to rear parking as well as leave adequate space for retail activity.



UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The commercial district along Fillmore Street in Pacific Heights has experienced significant economic and social changes over the past fifteen years. While continuing to provide adequate convenience goods and services to surrounding residents, the district's orientation has been shifting gradually away from the immediate neighborhood as additional eating and drinking establishments and upper story offices displace long-time merchants and residents. Due to these recent trends and the special attention they warrant, an individual set of zoning controls, specifically designed for Fillmore Street, is recommended for the district. The overall goals and concept of the district are expressed in the description and purpose statement, to be included in Article 7, as set forth below:

§ 703.24 Upper Fillmore Neighborhood Commercial District

The Upper Fillmore Street neighborhood commercial district is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The moderate building scale of the Upper Fillmore Street neighborhood commercial district has a dense, mixed-use character of

residential levels above one to two levels of commercial use. The district will maintain this character by permitting commercial uses at the first two stories, while reserving the upper two stories for residential uses. In existing buildings, commercial growth by conversions of residential units is monitored by conditional use review at the second story and prohibited above that level. As one of the more active commercial districts in San Francisco, special controls are necessary to preserve the existing equilibrium of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, limits regulate the development and operation of eating and drinking establishments and financial institutions.

HISTORY

Upper Fillmore Street has a very rich history, dating back to the 1860s when the streets of the Western Addition were first platted. The one-time cobbled and unpretentious thoroughfare bordered by vegetable gardens changed from a neighborhood shopping street to a major commercial center after the 1906 earthquake and fire. Unscorched by the fire, Fillmore Street became the city's major retail artery as many of the big downtown stores relocated there during the early years of rebuilding. After these stores returned downtown, other smaller merchants replaced them and Fillmore Street again began to serve the needs of its immediate neighborhoods.

For 35 years, every intersection from Sacramento south to Fulton was ablaze with jazz, blues, and other entertainment clubs. Metal arches, illuminated by strings of white light bulbs, soared over 14 inter-

sections until World War II. In Jerry Flamm's Good Life in Hard Times, he recalls the 1920s when "the variety in the types of businesses and activities was dazzling." Following World War II, the street went through a relatively quiet period as many of its former residents and merchants left the area and moved to newer areas of the city and the popular new suburban developments. This commercial district began its latest renaissance with the recent growth in the numbers of young professionals in the neighborhood.

LAND USE ISSUES

The Upper Fillmore Street neighborhood commercial district is one of the most actively-used commercial districts in San Francisco. More than 85% of its ground-floor frontage is used commercially. The few residentially-used buildings are located on the cross streets. This intensity allows the district to maintain a lively variety of activities throughout the day and into the early evening. However, after 8 p.m., most of the activity in the district shifts to the bars, restaurants, and the one movie theater on the street.

Upper Fillmore Street is the primary commercial district for the southern slope of Pacific Heights. In recent years, many convenience stores serving the neighborhood have been replaced by specialty stores. Fashion Cleaners was replaced by the In Shape Exercise Center. Both Brentwood Cleaners and Millard's Restaurant was displaced by a specialty grocery. A rug cleaning shop was replaced by Sweet Inspiration, a specialty dessert shop. A locksmith was replaced by Cocolat specialty grocery. The preservation of Fillmore Street's commercial equilibrium has become increasingly difficult as more specialty groceries and apparel stores continue to replace the district's convenience businesses.

Upper Fillmore Street has a large number of eating and drinking establishments: 1 bar, 31 restaurants, 6 of which have full bars, and 3 take-out food establishments. This number, while already large, has remained somewhat constant over the past five years, increasing by only one. At the same time,

specialty grocery stores (gourmet groceries, chocolates, coffee/tea, cheese, etc.) have increased from 6 to 9.

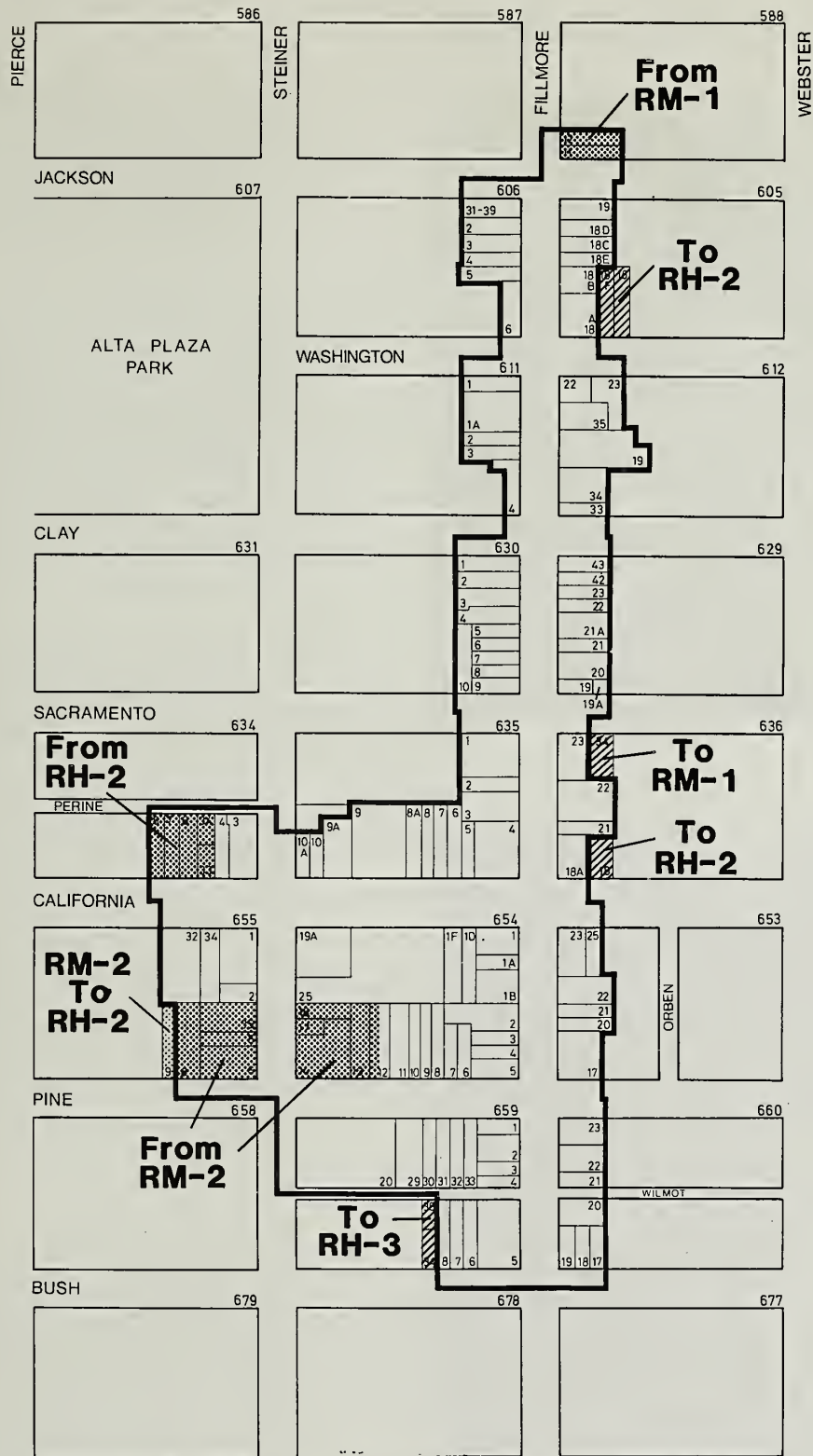
The increase in medical offices in the district is directly related to the growth of the nearby Pacific Medical Center, a large sprawling medical complex. Since 1979, medical offices increased from 3 to 18, many of which are located on the second levels. In fact, the increase from 11 to 44 total offices over this time period has been even more dramatic.

The proliferation in offices has occurred by restructuring existing commercial space and converting residential units and other non-residential space. Despite the numerous conversions in the past ten years, there are still 412 residential units in the district, 161 of which are on the second story, comprising 79% of all second-story uses.

As a popular district which attracts numerous customers and vehicles, Fillmore Street has a shortage of on-street parking spaces, especially during peak shopping hours. Merchants would like the Parking Authority to explore the feasibility of building a two- or three-level parking structure on the vacant California Street lot between Fillmore and Steiner Streets. Transit access in the district is excellent as two Muni lines (# 3, 22) run on Fillmore Street. Three additional Muni lines (# 1, 24, 83) cross Fillmore Street within the district.

BOUNDARY RECOMMENDATIONS

A comprehensive land use survey completed for Upper Fillmore Street documented that the primary portion of the neighborhood commercial district extends along Fillmore Street, from Jackson southward, and along California and Pine, from Fillmore west to Steiner. The boundaries of the proposed Upper Fillmore Street neighborhood commercial district include most of the existing C-2 district north of Bush Street, similar to the boundaries of the existing special use district. The district's southern boundary has been drawn at Bush Street, because the blocks south of Bush are in the Redevelopment Agency's Western Addition Project Area and subject to provisions of



UPPER FILLMORE PROPOSED ZONING

Map 32

- NCD BOUNDARY
- ▨ ADDITIONS
- ▧ DELETIONS
- ▩ NON COMMERCIAL CHANGES



Except as noted, EXISTING ZONING is C-2 with Interim S.U.D.



the Redevelopment Plan rather than the Planning Code.

The land use survey identified 17 lots containing commercial uses, either adjacent or close to the boundaries of the existing district, which are residentially-zoned nonconforming uses. It is recommended that these 17 lots be incorporated into the proposed Upper Fillmore Street neighborhood commercial district boundaries. The land uses within these lots are as follows: 6 business and professional offices, a medical office, a grocery store, a restaurant, a hair salon, a sheet music store, a parking lot, a vacant commercial space, and 40 residential units.

The land use survey also documented six residentially-used lots without any commercial uses at the edges of the existing commercial district boundaries. These lots should be deleted from the commercial district and rezoned to the nearest residential zone. These six lots contain 58 residential units and the JFK Towers parking lot. The Upper Fillmore Street proposed boundaries are illustrated on Map 32.

CONTROL RECOMMENDATIONS

The Upper Fillmore Street neighborhood commercial district is zoned C-2. The surrounding residential neighborhood is zoned RH-2 predominantly with some clusters of RM-1 and RM-2. The district has been regulated over the past four years by interim Special Use District controls seeking to preserve the existing scale and mix of uses by setting thresholds on bars, restaurants, places of entertainment, and financial institutions and establishing upper-story controls to preserve housing. The proposed zoning controls for Fillmore Street are listed in Table 16. They were derived from the existing C-2 and interim special use district controls as well as the controls proposed for the NC-2 district. The text that follows discusses the significant controls proposed for Upper Fillmore Street.

General Building Envelope Standards

The historical development pattern in the Upper Fillmore district established a built pattern of two-, three-, and four-story residential buildings with ground level commercial uses. Most of the lots of Fillmore Street proper are developed, and in many cases approach their maximum building envelope. However, significant redevelopment opportunities exist along California Street. At the intersection of California and Steiner Streets, three of the corners are occupied by gas stations collectively accounting for 32,000 square feet. The 13,000 square foot lot located midway between Steiner and Fillmore Streets was formerly occupied by a plant nursery. Across the street is the single-story Grand Central Market whose building and parking lot occupy a 33,000 square foot lot.

In order to regulate redevelopment to the existing scale of development, the 40 foot height district would remain and the lot size control would require conditional review for any development or addition to an existing structure on a lot larger than 3500 square feet. Along Fillmore Street proper, most of the lots are between 25 and 40 feet wide and between 90 and 110 feet deep, making a

majority of the lots on the street between 2500 and 4000 square feet in size. The lot size control would discourage the demolition of small buildings and their replacement with buildings which are out of scale with the district.

Most of the buildings in the Upper Fillmore district occupy their entire lots and large rear yards are uncommon. Of all the lots in the district, 54% have no rear yards at all. In order to create a buffer between the dense development in the commercial corridor and the residential uses in and around the district, rear yards would be required at the second level and above, and at the ground level, if residentially used.

Commercial and Institutional Standards

Individual commercial establishments in the Upper Fillmore Street district vary in size although most uses are under 2500 square feet in gross floor area. In order to preserve the existing scale of commercial businesses, all commercial and institutional uses which exceed 2500 square feet would be subject to conditional review. This control would monitor the combination of smaller storefronts and the development of new large uses which could be out of scale with Fillmore Street's stores. Under the interim special use district controls, the one application for a use exceeding 2500 square feet was approved with conditions.

Commercial and Institutional Uses

Retail Sales and Services

In order to promote the district's continuous retail frontage, retail sales and services would be permitted at the first and second stories (subject to housing conversion controls), and prohibited above, unless specifically identified and controlled. Most of Fillmore Street's retail sales uses are at the first story, although four uses are located at the upper stories. This control would allow for retail development on the second story, but would reserve the uppermost stories for residential development.

Due to a 300% increase in offices over the past five years, and in particular medical offices in close proximity to the Pacific Medical Center, medical, professional and business offices, as well as personal services would be permitted only at the first and second stories.

The proliferation of eating and drinking places and concomitant problems are regulated by requiring conditional review for all new restaurants, bars, take-out food places and liquor-serving establishments. In addition, any proposed expansion or alterations by an existing eating or drinking place would require conditional use review. The interim controls for eating and drinking establishments in the Upper Fillmore district have been relatively successful in curbing their growth. Since 1979, only one new establishment began operations. The 36



TABLE 16 - PROPOSED ZONING CONTROLS
UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 724		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	
.53	Business, Professional Service [Retail]	§ 790.100	P	P	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

Sub-§		Zoning Category	§ References	§ 724
GENERAL BUILDING ENVELOPE STANDARDS				
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 feet	
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160, 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1	

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34		
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	C	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106	P	P

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

= Blank Space indicates Not Permitted

* = Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

724.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42
.43
.44 C if 20 - 25% of commercial frontage is occupied by above uses;

NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.

724.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

724.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

INDIVIDUAL DISTRICTS¹ UPPER FILLMORE

eating and drinking establishments now account for 24% of the ground story commercial frontage, about 1500 feet out of a total 6200 feet. This has restricted opportunities for other types of commercial uses to enter the district. If the percentage of eating and drinking establishments reaches 25% of the ground story linear commercial frontage any further uses would be prohibited.

There are currently five entertainment uses in the district. New entertainment uses can aggravate of existing problems of noise, parking and traffic congestion. In order to control these problems, places of entertainment would require conditional use review.

Four financial offices (three banks and one savings and loan) are located in the Upper Fillmore district. In order to control their potential proliferation and related problems, conditional use review for financial services is proposed. Although these offices are neighborhood-serving, their demand for space can displace smaller retail uses. Conditional use review could encourage building designs which relate to the built scale and which create pedestrian interest. The Time Savings branch, which occupies a 3500 square foot corner lot is out of scale with other buildings. The modern one-story structure has smoked glass windows that obscure pedestrian views into the ground story office and a long street facade that breaks up the "live" retail frontage.

Conversion of Housing to Non-Residential Use

While many upper-story residential units have been converted to commercial uses over the past decade, 79% of the second-story uses and 98% of the uppermost-story uses are still used residentially. In order to provide some room for commercial expansion, while at the same time retaining a good portion of the residential units in the district, conversion of ground story residential units to commercial uses would be permitted without restriction. Second-story conversions of residential units would require conditional review, while conversions above the second story would be prohibited.

Residential Standards and Uses

Mixed use development is desirable for Upper Fillmore Street and new housing should conform with the prevailing densities on the street. Thus, the proposed dwelling unit density limit of one unit per 600 square feet of lot area would translate to between four and seven units per lot. At this density, new units at the upper two stories of new buildings would average between 850 and 950 square feet each.





HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Haight Street shopping district extends six blocks along Haight Street, from Central Avenue on the east to Stanyan Street on the west, and for two blocks both north and south along Stanyan Street; involving approximately 7500 linear feet of commercial frontage. A focal point of the Haight-Ashbury community, Haight Street is located adjacent to Golden Gate Park and in close proximity to moderately dense housing and certain major institutions. Specific controls are necessary to protect the Haight Street commercial district from the commercial intensification favored by its location. The following description and purpose statement is proposed to be included in Article 7 for the Haight Street district:

§703.25 Haight Street Neighborhood Commercial District

Northwest of the city's geographical center, the Haight Street neighborhood commercial district is located in the Haight-Ashbury neighborhood, bounded by Lone Mountain to the north, Buena Vista Heights and Mt. Diablos to the east, Twin Peaks to the south, and Mt. Sutro to the southwest. The Haight Street shopping area provides convenience goods and services to local Haight-Ashbury residents as well as comparison shopping goods and services to a larger citywide market area. The commercial district is also frequented by visitors of Golden Gate Park on weekends and by city residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character.

The Haight Street district is designed to protect the existing building scale and promote new mixed-use development which

is in character with adjacent buildings. Commercial uses are directed primarily to the ground story. In further promoting the mixed-use character, new buildings would require conditional use review for second story commercial uses, while permitting new housing in all upper stories. In existing buildings, valuable rental housing units are protected with prohibitions on upper-story conversions to non-residential use. Individual controls are also necessary to maintain the balanced mix of commercial uses in the Haight Street district. Limits on eating, drinking, entertainment, tourist accommodations, and financial services are intended to regulate the more intensive commercial uses which have recently threatened the variety and mix of goods and services available in the commercial district.

HISTORY

The creation of Golden Gate Park can be directly linked to the early development of Haight Street as an active commercial center, named after Governor Henry Haight. The first cable car line opened along Haight Street in 1883, and cable car barns and turntables were located at the intersection of Haight and Stanyan Streets. The absence of commercial centers in the vicinity of the park also aided the commercial development of Haight Street. The period between 1880 and 1910 saw the development of wooden Victorian residences with elaborately detailed facades, pillars, turrets, domes, and stained glass windows. After the Earthquake and Fire of 1906, a number of multi-unit apartment buildings were constructed adjacent to the district while some of the original single family homes were converted to commercial uses or subdivided to accommodate the new demand for housing. After the World War I, however, the growth of the Sunset and Richmond districts rivaled Haight Street's commercial prominence. The Depression

INDIVIDUAL DISTRICTS HAIGHT

and the growing importance of the automobile reduced the prominence of the Haight Street shopping area and led to physical and economic decline. World War II brought about more changes, with increasing subdivisions and tenant turnover.

Beginning in the 1960s, the Haight-Ashbury gained national prominence as the birthplace of the hippie movement. The hippie culture, which evolved out of the beat community in North Beach, reached a peak during the Summer of Love in 1967 when tens of thousands of people came to the neighborhood. During these years Haight Street underwent a short-lived resurgence of commercial activity, primarily geared to meet the tourist trade. Rediscovery of the Haight began in the 1970s following years of neglect, while property values were depressed and real estate conditions drew prospective buyers into the area. Many of the old victorians were rehabilitated and the neighborhood began to attract more affluent buyers. A revival in commercial activity along Haight Street has accompanied this growth in the residential community of Haight Ashbury although the counterculture character of the district is still in evidence. Additionally, a number of gay people have moved into the neighborhood and the resulting mixture of people gives Haight Street a unique character and appeal.

LAND USE ISSUES

The Haight Street commercial district serves both local residents and a larger market area with convenience and comparison shopping goods and services. However, recent commercial intensification has resulted in a increase in the number of eating, drinking, and entertainment establishments. They have displaced neighborhood-serving businesses and contributed to rent pressures on existing businesses. These uses have also aggravated existing problems of parking shortages, traffic congestion, noise, and trash. Special

use regulations have been used to notify the community of potential land use problems on Haight Street and possibly deter a number of uses from even applying for special use consideration. However, over the past four years, five new eating and drinking establishments have been approved on Haight Street, while three new restaurants have opened on Stanyan Street, an adjacent commercial strip which does not have special use protection. The current inventory for the proposed Haight Street Neighborhood Commercial District includes 50 eating and drinking establishments; 28 of the total commercially-used linear frontage.

The proximity of Haight Street to Golden Gate Park and expanding institutions influence land use issues and help determine the potential growth impacts on the commercial strip. The nearby University of California-San Francisco, St. Mary's Hospital, and University of San Francisco institutions have increased the demand for auxiliary medical and institutional space on Haight Street, especially in the upper stories.

In addition to commercial businesses, Haight Street provides a significant number of rental housing units in locations which are convenient to shopping and public transit. Because adequate ground floor retail frontage on Haight and Stanyan Streets is sufficient to meet the needs of a growing vital neighborhood shopping district, it is important that these upper-story dwelling units be retained and not converted to non-residential use.

The pedestrian-oriented continuous retail frontage characteristic of Haight Street is vital to the success of the commercial district. The street's retail activity is continuous up to the western end of the district, where there are two accessory commercial parking lots and one public parking lot. The existing mixed-use buildings on Haight Street do not provide any off-street parking for the residential units.



BOUNDARY RECOMMENDATIONS

A lot by lot analysis of the Haight Street neighborhood commercial district verified that the primary commercial portion of the district extends along Haight Street from Central Avenue to Stanyan Street, and along Stanyan from roughly Beulah to Oak Sts. All of the lots within the existing C-2/special use district boundaries are included in the proposed Haight Street neighborhood commercial district boundaries, shown on Map 33.

In addition, an RC-1-zoned cluster is proposed to be incorporated into the neighborhood commercial district. These 12 lots consist of 2 cycle rental or purchase shops, 2 antique shops, 2 restaurants, a laundry, a bakery, a hotel, a guest house, a furniture store, a service station, and 21 residential units.

The field survey documented three additional lots which should be included in the Haight Street neighborhood commercial district. These residentially-zoned lots adjacent to the existing district contain non-conforming uses which include a landscape architecture firm, an antique shop, a bagelry, and three residential flats.

CONTROL RECOMMENDATIONS

Most of the Haight Street district is zoned C-2, while the section along Stanyan Street between Beulah and Waller is zoned RC-1. The surrounding Haight-Ashbury residential community is generally zoned RH-3, although the western and eastern portions of the neighborhood are zoned RM-2 and RM-1 respectively. The district has also been regulated over the past four years by interim special use district controls, which have monitored the numbers of bars, restaurants, fast food establishments, and financial institutions with special use review; and limited upper-story commercial use and prohibited drive-up uses. The proposed permanent zoning controls for the Haight Street district are listed in Table 17. They were derived from existing C-2

and interim SUD controls as well as proposed controls for the NC-2 district. The following table highlights the major controls proposed for the Haight Street district.

General Building Envelope Standards

The characteristic development pattern on Haight Street consists of ground-story commercial uses with residential units on the upper stories. Over 50% of the buildings in the Haight Street district are three stories and an additional 13% of the buildings are two stories high. Only three buildings are four stories in height. Haight Street, however, has a large proportion (31%) of single-story buildings, many of which are situated in the western portion of the district. Development opportunities on Haight Street are most likely to occur in the district's one-story buildings and parking lots, located for the most part at the western end of the district. Several auto repair garages and accessory parking lots could also be redeveloped at higher densities. Three vacant lots totaling 16,400 square feet are other candidates for development. In order to allow for new development that is reasonably consistent with the predominant building scale, the proposed zoning controls recommend the retention of the 40 foot height district.

Proposed development standards are intended to encourage moderately-scaled development in the Haight Street neighborhood commercial district. Of all of the district's lots, 52% are less than 3500 square feet in size, with 35 lots of 5000 square feet or more. In order to assure that the site layout and building design are compatible with the scale of adjacent buildings, development on lots greater than 3500 square feet would require conditional use review.

The extent of building lot coverage varies considerably on Haight Street. Approximately 31% of the lots have no rear yard at grade level and an additional 13% have less than the standard (25% or at least 15 feet) lot coverage; however, the majority of these lots have one-story buildings or provide some rear yard at the second story. Of all of the district's lots, 48% have rear yards

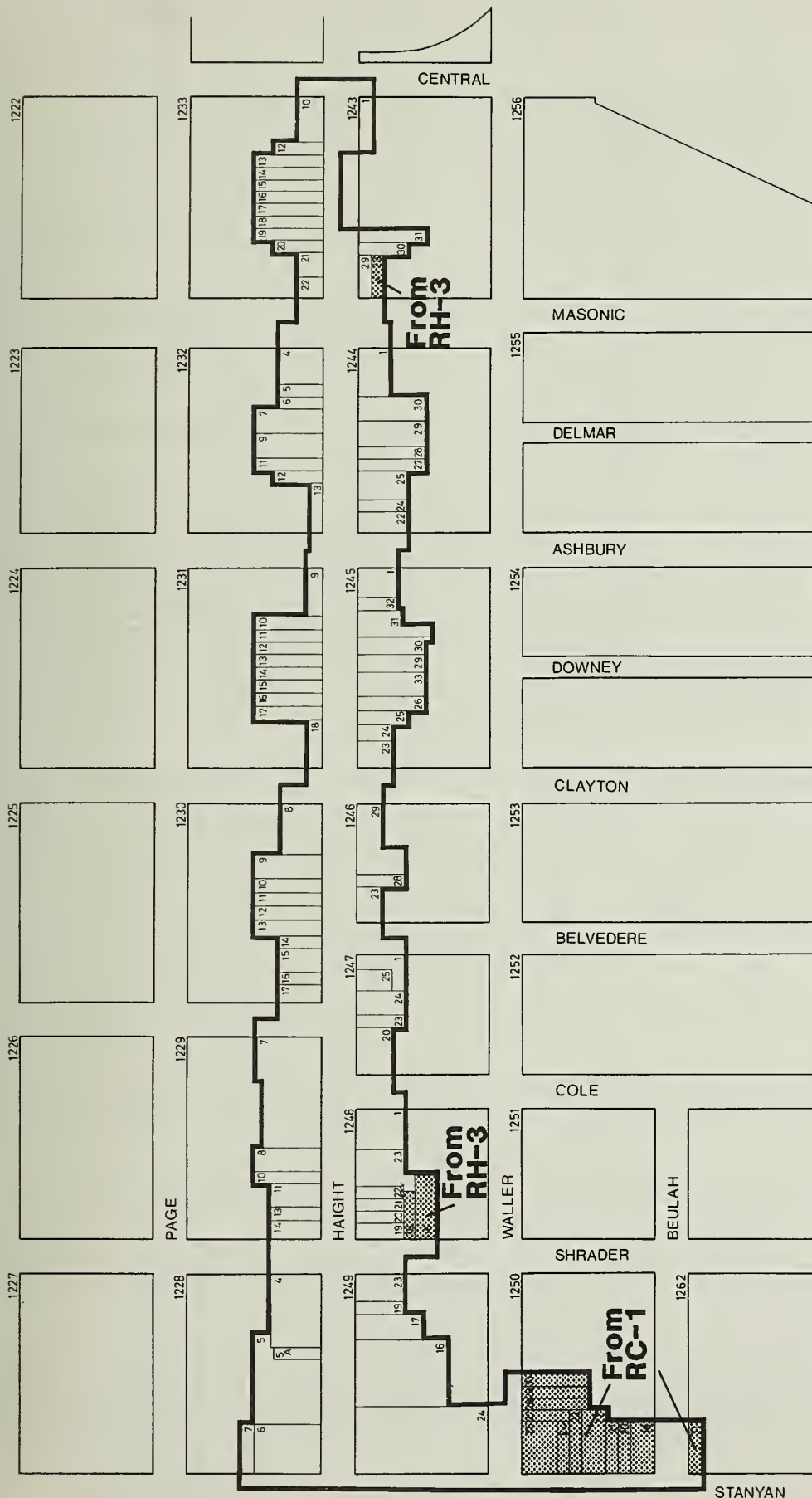


TABLE 17 - PROPOSED ZONING CONTROLS
HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 725		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	C	
.53	Business, Professional Service [Retail]	§ 790.100	P	C	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18	C		
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

			§ 725	
			Controls	
GENERAL BUILDING ENVELOPE STANDARDS				
Sub-§	Zoning Category	§ References		
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 feet	
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1	

RESIDENTIAL STANDARDS AND USES

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211(b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area § 211(c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

= Blank Space indicates Not Permitted

* = Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No. Zoning Controls

725.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42
.43
.44 C if 20 - 25% of commercial frontage is occupied by above uses;

NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.

725.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

725.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

		Controls by Story		
		1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	C
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34		
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	P	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106	P	C

constituting more than 25% of the lot area. In order to discourage development of existing rear yards and to maintain existing interior block open space, rear yards would be required at the second level and above and at the ground level if the use at that level is residential.

Commercial and Institutional Standards

The land use pattern on Haight Street consists of a succession of small-scale retail stores. In order to maintain the existing rhythm of small storefronts and commercial entrances, all applications for new commercial uses which exceed 2500 square feet would require conditional use review. The square footage per use control would also monitor the combination of small commercial storefronts into larger uses.

Commercial and Institutional Uses

Retail Sales and Services

Haight Street is generally characterized by a continuous retail frontage, except at the western end of the district where there are two accessory commercial parking lots and one public parking lot. Approximately 88% of all commercial uses in the district are retail sales and services establishments. In order to promote the district's retail frontage, retail sales and services would be permitted at the ground story. Since most second-story uses are residential, retail uses would be conditional at this level. This control would allow selected retail development at the second story, subject to conversion restrictions discussed below.

The ground-story linear frontage occupied by eating and drinking establishments now comprises 28% of all ground-story linear commercially-used frontage, taking up about 1700 out of a total 6000 feet. They consist of 11 bars, 36 restaurants, and four take-out food establishments. Since interim special use controls were instituted for Haight Street, five of six applications for restaurants have been approved. The existing proportion of eating and drinking establishments is too high in relation to other commercial uses, and all new

restaurants, bars, take out food establishments and places with on-site liquor consumption would be prohibited. New eating and drinking establishments would not be permitted until the overall percentage of these uses has declined to under 25%. Existing establishments seeking to expand or alter its existing space would require conditional use review.

The Haight Street district has ten places of entertainment, four of which are dance halls; one has a cabaret permit. Since entertainment uses can generate noise as well as traffic and parking congestion, all new places of entertainment would require conditional use review to ensure that their operation would not impact residents and merchants or substantially contribute to the cumulative effects of places of entertainment in the district.

The Haight Street district has one bank and one savings and loan association. Since there is a need for more banking services for the merchant and residential communities, full-service and limited financial institutions would be permitted at the ground story. Twenty other offices are located in the district, usually at the second story. Ample space is available for new service uses in existing ground story space and potential newly constructed space on sites presently occupied by one-story structures. The valuable rental housing stock at the upper stories should be preserved when possible. Therefore, medical, personal, professional and business services would be permitted on the ground story, but would require conditional use at the second level, provided that an existing housing unit were not removed.

Conversion of Housing to Non-Residential Use

Dwelling units comprise approximately 60% of all uses along Haight Street. The great majority of the 270 dwelling units in the Haight Street district are at the second (47%) and third (49%) floors. In recent years, some dwelling units at the second story have been converted into commercial uses. In order to maintain the mixed-use

character of the district and preserve all upper-story residential units, conversions of residences to non-residential uses would be permitted only at the ground story and not on any upper levels.

Residential Standards and Uses

Mixed-use development is encouraged for the available vacant lots in the district and in cases involving the redevelopment of one-story commercial buildings. In light of the moderately-dense housing in the surrounding neighborhood, Haight Street should be able to accommodate higher densities in new mixed-use projects. Thus, the proposed dwelling density limit of one unit per 600 square feet of lot area would encourage slightly higher residential densities than those currently allowed; approximately four units on a 2500 square foot lot.





HAYES - GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Hayes-Gough neighborhood commercial district, adjoining the Civic Center and Performing Arts complex, west of San Francisco's Downtown, functions as a mixed residential-commercial area. Because of the district's convenient location adjacent to Civic Center and the growing demand for office and other commercial space, recent land use changes have generally upgraded the area. Because a number of the district's housing units have already been lost as a result of demolition and conversion to offices and other commercial uses, concerns have been raised about preserving the integrity of the mixed-use character of the district and, in particular, the affordable housing stock.

The commercially-zoned area contains several sections, which are reasonably distinct from each other in their use composition and character. The boundary recommendations described herein recognize the different sections, and propose changes in zoning of certain sections to residential, other neighborhood commercial, or general commercial zoning districts. The core section of the commercial area focuses on Hayes and Gough Streets and is bounded generally by Franklin on the east, Laguna on the west, Ivy on the north and Lily on the south (and extending south on Gough to Lily). The core area is considered as the Hayes-Gough neighborhood commercial district. Specific controls are considered necessary in this core area to maintain the mixed-use character and to regulate the types of uses to be compatible with the neighborhood. The following description and purpose statement is proposed for inclusion in Article 7 for the Hayes-Gough neighborhood commercial district:

§ 703.26 Hayes-Gough Neighborhood Commercial District

The Hayes-Gough neighborhood commercial district is located at a walking distance from the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern tip resting on Lily Street. This mixed-use commercial district contains a limited range of retail commercial activity, which mostly caters to the immediate needs of the neighborhood, but the few comparison goods that it provides attract clientele from a wider area outside its neighborhood, mostly from the Performing Arts and Civic Center workers and visitors. With the exception of restaurants and art galleries, the number of uses in any one of the other types of retail activities is not significant. On the other hand, both neighborhood and non-neighborhood serving office uses have spread, detracting from the district's mixed-use character.

The district is designed to allow for significant growth and expansion that is compatible with the existing building and use scale. At the same time, new development should not reduce significantly the availability of affordable housing. Commercial uses are permitted to occupy entire lots of the first two stories and reviewed as conditional uses above the second story. Opportunities for upper-story residential development are promoted within the general building and commercial envelope standards. Existing residential units are protected and monitored by conditional use review for all upper-story conversions.

Special controls aim to promote vital pedestrian-oriented commercial activity by permitting most retail uses at the ground story, but restricting certain sensitive and problematic uses such as entertainment and automotive uses. Retail sales activity is further promoted under conditional review for new offices seeking ground story space.

HISTORY

The district is located within a larger area known as Hayes Valley, the geographic boundaries of which include Alamo Square and extend over to Divisadero. Hayes Valley was named after Colonel Tom Hayes who came to San Francisco in the early 1850s and built his home with fountains and ornamental trees on the lot that is today bounded by Grove, Franklin, Hayes Streets and Van Ness Avenue and is now occupied by Louise M. Davies Symphony Hall.

Hayes Valley, a land grant of 160 acres, was outside the then city limits when acquired by Colonel Hayes. He built Hayes Park, a pleasure park and pavilion, at Laguna and Hayes Streets, to which a steam railway transported tourists and residents from the city. The railway ran from Upper Market through Hayes Valley down to Market and Third. By the 1890s, the steam railway had been replaced by streetcars of the Market Street Railway, which ran out Hayes Street to the northern edge of Golden Gate Park. Land in Hayes Valley had little value then and lots of 25-foot frontage were sold by Colonel Hayes at \$16 each.

The section of Hayes Valley nearest to the Civic Center became one of the early industrial areas of San Francisco. A cigar factory was located at 590 Hayes Street, a shirt factory operated at Gough and Grove Streets, and nearby Einstein's Shoe Factory at Haight and Gough employed 800 men at one time. Maury's Hall, at the corner of Laguna and Ivy Streets, was constructed as a social club before being converted to a knitting factory and a candy factory. The Millbrae Dairy, originally built on Octavia between Golden Gate and McAllister, was the showplace of the district at that time. Later a new plant was opened on McAllister between Laguna and Octavia. The effects of the Depression and the outmigration of industry from San Francisco after the World War II caused the decline of most light manufacturing enterprises in Hayes Valley too. For a time, portions of McAllister Street were lined with second-hand furniture stores. The redevelopment of the Western Addition, adjacent to Hayes Valley, in the 1960s caused further decline of the area. The decline of the neighborhood was

arrested in the late 1970s with the construction of Davies Symphony Hall. Many residential buildings were upgraded and a number of former factory spaces were transformed into art galleries and legal offices.

LAND USE ISSUES

In the decades following the World War II, the Hayes-Gough neighborhood commercial district was a relatively inactive and depressed commercial area. However, in recent years, the district has undergone a gradual commercial revitalization with new businesses opening up, including offices, galleries and restaurants. The area still lacks pedestrian interest and vitality, however, for although 64% of the district's total ground story frontage is used for commercial activity, only 53% of its ground floor frontage is devoted to retail sales uses. The primary land use concerns in the Hayes-Gough district are the relative lack of active and continuous pedestrian-oriented retail frontage, the loss of affordable housing units due to conversion and demolition, and promotion of a healthy mixed-use character.

The Hayes-Gough district contains 61 retail uses, about 45% of which are devoted to eating and drinking establishments and galleries. The retail activity is mainly concentrated on the more or less continuous Hayes Street frontage, with a small retail pocket located on Gough Street between Hickory and Lily Streets. Approximately 23 of the retail storefronts, however, are vacant. The retail uses, apart from being limited in number and variety, do not serve the convenience needs of residents.

The Hayes-Gough neighborhood has experienced numerous conversions of housing to offices and other commercial uses in recent years. Over the past five years, taking the larger Hayes-Gough commercial area as a whole, at least 200 housing units have been approved for conversion and/or demolition. Moratorium and special use district controls, introduced earlier in response to concerns raised by

residents about the gradual removal of the affordable housing stock, have restricted conversions in the Hayes-Gough commercial area with the conditional use review process. The area identified as the Hayes-Gough neighborhood commercial district presently contains over 661 dwelling units, 85% of which are located in the upper stories.

Office space constitutes a large portion of commercial uses in the district, and the pressure to convert or demolish housing, retail, parking, and other uses has continued. Of nearly 140 non-residential uses in the district, 33% are offices. Legal offices, located mostly between Grove and Fell Streets, comprise around 26% of the total number of offices.

BOUNDARY RECOMMENDATIONS

The proposed Hayes-Gough neighborhood commercial district is a sub-area of the larger commercially-zoned western flank of the Civic Center area, which is bounded generally by Turk Street on the north, Franklin on the East, Market on the south, and Laguna on the west. All of the land uses within this larger area have been surveyed. The boundary recommendations which follow are based on a careful lot by lot analysis which considered the future of the entire study area.

In response to neighborhood concerns about the conversions of increasing numbers of housing units to commercial use, the City Planning Commission and Board of Supervisors instituted a special use district in 1983 for the entire area which required conditional use review by the Commission for any proposed elimination of any dwelling units or other housing (by conversion or demolition).

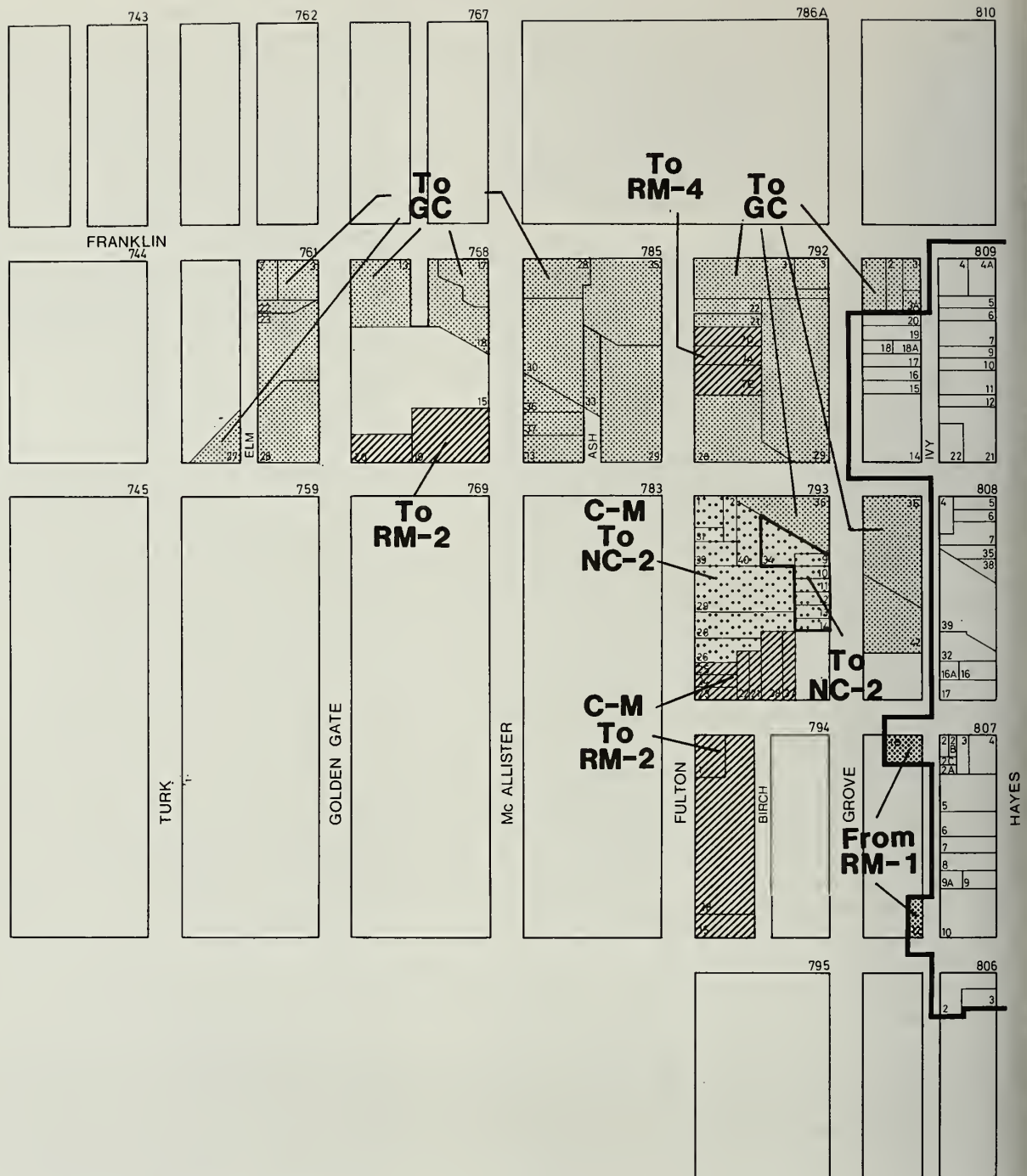
The proposed neighborhood commercial district, as well as the other boundary modifications, are shown on Map 34. In addition to the designation of the proposed neighborhood commercial district, it is recommended that two large portions of the district be rezoned to GC, another portion be rezoned to NC-2, and that five residentially-zoned portions be created.

The areas immediately west of the Civic Center and the portion of the study area along Market Street have been rezoned to GC. The first area contains several state-owned parking lots under the US 101 skyway, the City Employees Credit Union, the California State Bar, the Board of Realtors office, and some commercial uses such as a motel, a hotel, a market, a restaurant, and two buildings containing law offices. It also functions as an auxiliary extension of the Civic Center's Performing Arts Center as it contains the new San Francisco Ballet's Offices and the new Performing Arts Garage.

The other GC-zoned portion along Market Street contains a wide variety of uses, which range from several auto and other storage facilities to hotels, motels and other retail uses. Included in this area are 15 offices, 6 restaurants, 3 trade shops, 3 auto parts stores, 2 auto sales, 2 places of assembly, 2 manufacturing uses, 2 personal care services, an auto repair use, a liquor store, a market, a tourist hotel, a motel, a school, a furniture store, 2 miscellaneous uses, 3 vacant lots, and 121 residential units. To protect these units, the existing housing conservation controls of the special use district would be retained. Its boundaries, however, would be modified to the area bounded by Lily, Octavia, Market, and Franklin; essentially this GC district.

About two-thirds of the block bounded by Fulton, Gough, Grove, and Octavia is proposed to be zoned NC-2. It is separated from the proposed neighborhood commercial district by a GC-zoned motel, and its uses are somewhat less intense than those of the Hayes-Gough district. In this area are 3 parking lots, 2 offices, 2 car repair shops, a glass company, a liquor store, a trade shop, a place of assembly, and 30 residential units.

When the study area was being surveyed, several pockets of commercially-zoned residential uses were identified. The most significant concentration runs just east of Octavia Street halfway to Gough from Hickory Street to just south of Haight Street. Within this concentration are 279 residential units, two offices, a car repair shop, a medical office, a church, and a

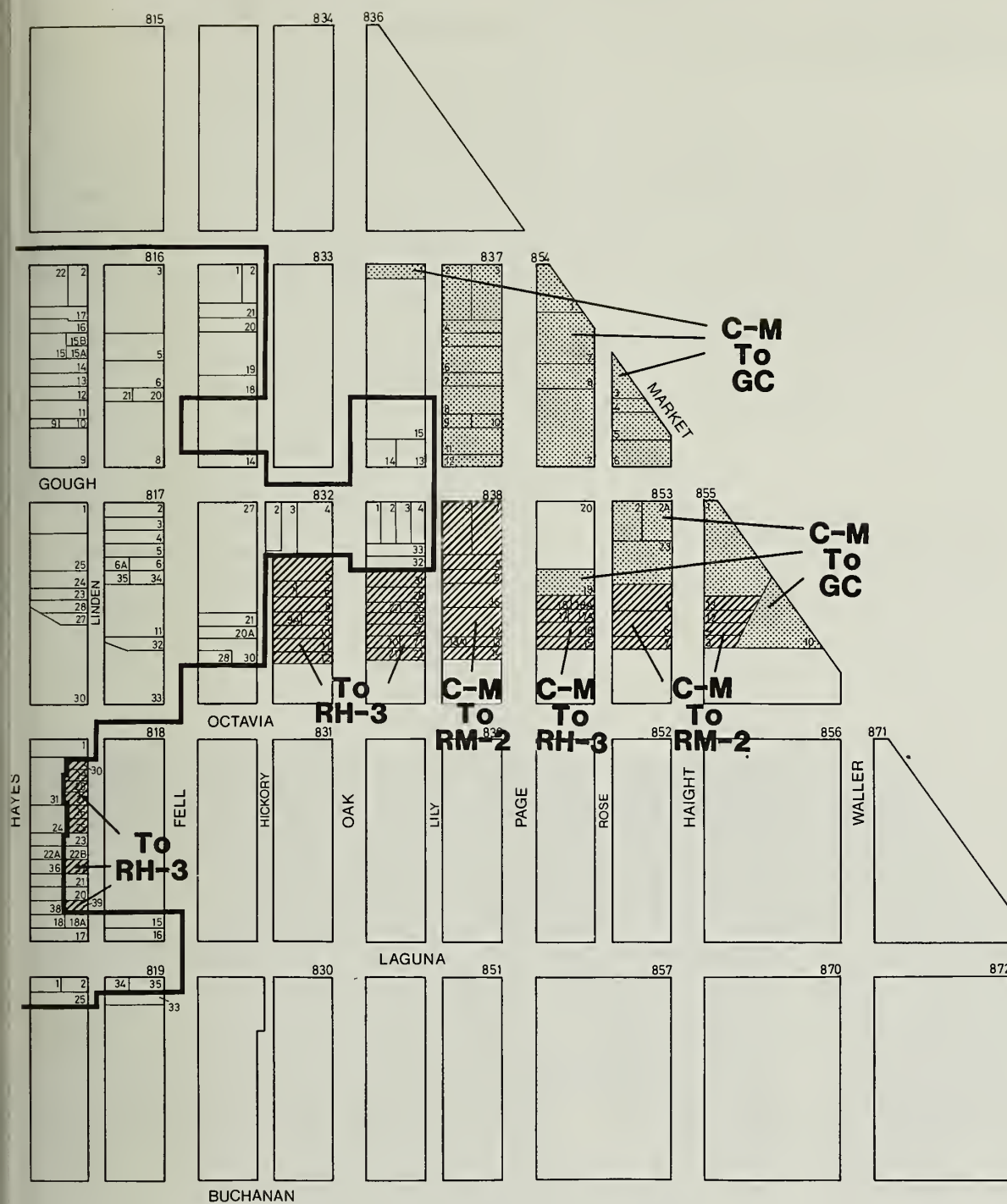


HAYES-GOUGH PROPOSED ZONING

Map 34

- NCD BOUNDARY
- ▨ NCD ADDITIONS
- ▧ RESIDENTIAL DELETIONS
- ▦ COMMERCIAL CHANGES (GC)
- ▤ COMMERCIAL CHANGES (NC-2)

Except as noted, EXISTING ZONING is C-2 with Permanent S.U.D



vacant commercial storefront. It is proposed to be rezoned to either RM-2 or RH-3.

Another concentration of residential units along Linden Street from Laguna to Octavia Streets contains 18 units. It should be rezoned to RH-3. Still another concentration was located along Octavia Street just west of the NC-2 zoned portion. It is currently zoned C-M and should be rezoned to RM-2. This concentration has 21 residential units, 3 offices, 2 parking lots, 2 service stations, and a former dairy. It is proposed that those commercial uses be made nonconforming uses.

The last two residential pockets are located within the GC-zoned portion west of the Civic Center complex. One of these pockets is located mid-block on the south side of Fulton Street between Franklin and Gough Streets. It contains three lots and 110 units. The other is located along the east side of Gough Street between Turk and McAllister Streets. The two lots here are currently under construction and will ultimately contain 51 condominiums.

Finally, in the detailed boundary survey, two lots were identified on the fringes of the proposed Hayes-Gough neighborhood commercial district which were zoned residential, but commercially used. It is proposed that these two lots be included into the neighborhood commercial district. Within these lots are a tourist hotel and a dry cleaners.

CONTROL RECOMMENDATIONS

The Hayes-Gough district is zoned C-2 with special use district controls which regulate demolition or conversion of dwelling units to non-residential uses through conditional use review. The height limits in this area vary from 80 to 130 feet. Specific individual controls have been devised for the district, and are listed in Table 18. The controls are derived from the existing C-2/special use district zoning and the proposed controls for the NC-2 district. The following discussion highlights the major controls proposed for the Hayes-Gough district.

General Building Envelope Standards

Almost 80% of the buildings in the Hayes-Gough district are two- to three-story structures, although eight percent are either four or more stories height. In relation to other neighborhood commercial areas, the district contains more massive buildings. This is generally due to the configuration and sizes of blocks and lots. The blocks in the district are bisected by alleys, thus creating deep (120 feet) lots, while most lot widths are greater than the standard 25 foot wide lot. Of the 90 lots in the district, over 75% of the lots, excluding parking lots, are over 2500 square feet in area with an average lot size of 4600 square feet. Presently, most of the area is regulated by 50- or 130-foot height districts, with the western blocks in a 50-foot height district. At this time, no changes to the height districts are proposed, thus allowing for taller buildings and larger building masses. To monitor the development of larger buildings so that the changes in scale are gradual and appropriate, future new construction or major additions to existing buildings on lots greater than 4500 square feet in lot area would undergo conditional use review. Although this control would allow for mergers of smaller lots, it would prevent development that is too large or massive relative to the rest of the district.

The proposed controls would continue to require rear yards (25% of the lot depth) at residential levels only. Since over 75% of the lots have no rear yards and many lots abut alleys or commercial uses, full lot coverage by non-residential uses on the remaining lots would not have any significant impacts on nearby residential uses.

Commercial and Institutional Standards

In order to promote mixed-use development and yet accommodate sufficient space for non-residential uses, the proposed basic floor area ratio control, applicable to non-residential space only, would limit the total ratio of non-residentially-built gross floor area of a building or buildings on a lot to the lot area to 3.6 to 1. This control



TABLE 18 - PROPOSED ZONING CONTROLS
HAYES - GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 726 Controls
GENERAL BUILDING ENVELOPE STANDARDS			
.10	Height	§§ 102.11, 106, 201 Article 2.5	50 - 130 feet See Zoning Map
.11	Lot Size	§§ 790.57, 121	4500 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at residential levels only §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	3.6 to 1 § 124.1
.21	Square Footage per Use	§ 790.118	3000 sq.ft. * §§ 121.3, 121.4
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1

Sub-§	Zoning Category	§ References	§ 726 Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	C
.53	Business, Professional Service [Retail]	§ 790.100	C	P	C
.54	Tourist Hotel	§ 790.46	C	C	C
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story			
			1st	2nd	3rd +	
.30	Residential Conversion	§ 790.86	P	C	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	
.41	Drinking Establishment [Bar]	§ 790.28	#		
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#		
.43	Restaurant	§ 790.90	#		
.44	Take-Out Food Establishment	§ 790.124	#		
.45	Movie Theater	§ 790.62	P		
.46	Adult Entertainment	§ 790.34			
.47	Place of Entertainment	§ 790.36	C		
.48	Amusement Game Establishment	§ 790.4			
.49	Financial Service [Retail]	§ 790.102	P		
.50	Limited Financial Service	§ 790.104	P		
.51	Medical Service	§ 790.106	C	P	C

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 400 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 140 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted
C = Conditional

* = Blank Space indicates Not Permitted

= Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

726.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;

.42

.43

.44

C if 20 - 25% of commercial frontage is occupied by above uses;

NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.

P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

P if not displacing retail and if retail provided at commercial frontage; C otherwise.

726.81

726.90

would allow four stories of non-residential development, with the remaining portion of the building envelope for residential use.

Existing commercial uses in the Hayes-Gough district vary considerably in size, and with the exception of a few uses, are small to moderate in scale. These exceptions include the Vorpall gallery, a four-story structure situated on a 16,500 square foot lot and the one-story Kassman piano store, which occupies a 9000 square foot lot. Other large buildings are usually divided into smaller uses. Under the proposed square footage per use control, any establishment exceeding 3000 square feet in gross floor area would require conditional use review. This would control for uses that could be out of scale with existing commercial uses.

Commercial and Institutional Uses

Retail Sales and Services

Unlike other neighborhood commercial areas, the Hayes-Gough district has suffered from years of commercial inactivity, leaving a very limited scope of retail goods and services. Although the area has undergone some reinvestment and improvement, there is a recognized need for more retail and commercial growth and a greater range and variety of retail goods and services, especially at the ground story, which are compatible with the existing character and mix of uses. Therefore, the control would permit most retail and commercial uses at the first story and below, except for adult or amusement game entertainment, most automotive uses, motels, mortuaries and non-retail commercial uses. The prohibited uses generate nuisances and are not supportive of neighborhood-serving retail uses which are oriented to pedestrians. Other retail sales and services would be permitted at the second story, but not in the uppermost stories, to allow for some expansions and accessory office or storage space.

No special limitations are proposed for eating and drinking establishments. The current inventory of 19 restaurants, one bar, and one take-out food place, occupy only

around 12% of the total ground-story commercially-used frontage taking up about 860 feet of a total 6800 feet. They are concentrated along Hayes Street between Franklin and Laguna Streets. In recent years, a citywide clientele including Performing Arts Center patrons has been attracted to the district's eating and drinking establishments. Since additional establishments would not seriously impact the district new restaurants, bars, take-out food establishments, and liquor-serving establishments would be permitted as principal uses at the ground story, although prohibited in the upper stories.

Recognizing that the nearby Performing Arts complex establishes Hayes-Gough as a potential entertainment district, new places of entertainment would be permitted as conditional uses at the first story only. Conditional use review would control for potential noise and late night activity that could impact surrounding residences.

In order to provide for easy pedestrian access and yet limit their operations to neighborhood services for the general public, new financial offices (banks, savings and loans, etc.) would be permitted only at first story locations. No financial office operates within the confines of the district. However, in the general vicinity of the Civic Center there are several financial offices. With the proposed rezoning of adjacent areas to General Commercial (GC), plentiful space is available for non-retail operations of financial institutions (e.g. data processing or backroom support functions) in the surrounding areas, and space in the Hayes-Gough neighborhood commercial district should be reserved for retail services for the neighborhood residents and merchants.

Many offices are already located in the district, mostly at the upper stories. These offices represent one-third of the total commercial uses and offices have continued to seek locations in proximity to the freeway and the Civic Center. The growing demand for professional, business, medical, and personal service uses could be accommodated by permitting them at the first two stories and in the third story and above by conditional use. However, ground-story

ocations for medical, professional, and business services would be subject to conditional use review, in order to protect existing retail space and promote future ground story retail storefronts. Preferably, new development would not be limited to three- or four-story entirely-commercial buildings, but instead, consist of first-story retail sales or service uses, second-story service uses, third-story service or housing uses, and housing at the uppermost stories. Conditional use review for office uses at the third story and above would seek to encourage such development.

Conversions of Housing to Non-Residential Use

Due to its close proximity to Civic Center and Van Ness Avenue, the Hayes-Gough district is well served by transit and is a good location for comparatively inexpensive office development, for which there is a growing demand. The relative ease with which the wood-frame dwelling units can be converted to non-residential uses under the Building Code makes the dwelling units in this area highly susceptible to conversion. The units in the Hayes-Gough district and surrounding areas have been a valuable affordable housing resource, and as suggested by an earlier RC-1 reclassification and current special use district controls, these units and their occupants warrant protection.

In keeping with the objective to maintain existing affordable housing units, conversion of dwelling units at upper stories would be subject to conditional use review. However, in order to provide for pedestrian-oriented retail uses, conversions of dwelling units at the first story would be permitted.

Residential Standards and Uses

In order to promote the feasibility of new mixed-use development that is compatible with the district scale, higher housing density limits would be allowed. Under new provisions, the residential parking requirement for new housing units could be relaxed. Currently, the housing density varies from two- or three-flat buildings to large multi-unit apartment buildings. The



proposed dwelling unit density limit of one unit per 400 square feet of lot area would allow 11 units on an average 4600 square foot lot, and if located in the uppermost two stories, would translate to an average 600 square foot size per unit. Although the residential off-street parking requirement would still be one space per unit, provisions in § 151.1 could reduce the requirement if conditional use review indicated that mixed-use development (residential over commercial with retail storefront) would be infeasible under the strict parking requirement and the impacts on existing parking resources would not be severe.



2
1
5

UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Upper Market Street neighborhood commercial district extends three long blocks along Market Street from Church to Castro Street, in addition to several adjacent blocks and lots on the cross streets. Due to its width (120 feet), Upper Market Street serves as the physical boundary for several neighborhoods and essentially belongs to none. Much of Upper Market Street's commercial activity is a continuation of similar uses in the Castro Street district. The recent transformation of Upper Market Street into an active daytime and evening district has increased parking and traffic congestion and resulted in the conversions of residences into commercial space.

The following description and purpose statement is proposed to be included in Article 7 for the Upper Market Street district:

§703.27 Upper Market Street Neighborhood Commercial District

The Upper Market Street neighborhood commercial district is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to several neighborhoods which border it, but largely serves as a specialty shopping street for a broader trade area. A large number of offices are located on Market Street due to its easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of it as a single commercial district. Rather the street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

The Upper Market Street district is designed to promote larger-scale development and to preserve the existing mix of commercial uses in order to maintain the livability of the surrounding residential areas. Larger development is allowed so as to contribute to the definition of the street space on Market Street and the creation of an individual identity for the district. In order to encourage mixed-use buildings with continuous retail frontage, commercial uses are permitted by right at the first two stories, but require conditional use review above the second story, thereby reserving the uppermost stories for residential development. Existing upper-story residential units are preserved through the review of second-story residential conversions and the prohibition of conversions above that level. Special controls help to enhance the retail character and preserve the mix of commercial uses by limiting eating and drinking establishments and financial institutions and prohibiting drive-up uses.

HISTORY

Upper Market Street and its surrounding neighborhood of Eureka Valley were largely built between the 1880s and the end of the World War I. The commercial development of Market Street and residential development of northern sections of Eureka Valley largely followed the inauguration of the Market Street Railway Company's fifth cable car line which ran down Market Street and continued south on Castro Street. The Twin Peaks Tunnel of the Municipal Railway opened in 1918 and streetcars emerged from the tunnel near Castro and Market Streets. A further impetus to the development of the residential neighborhood north of Market Street was the construction of the three mile long Duboce Tunnel in the late 1920s, connecting the latter neighborhood with Cole Valley to the West. Service on the "N"

INDIVIDUAL DISTRICTS UPPER MARKET

Judah began around 1928. Duboce Park was named after John Duboce, an organizing member of the Improvement Club of Eureka Valley. The area on Market Street between 14th and 16th Streets was once the home to many vaudeville drama and early motion picture theaters.

The commercial district along Upper Market Street was never as intensely active as was Castro Street, and served as a secondary neighborhood shopping street on the Market Street transit corridor. Between 1950 and 1970, an out-migration of Irish, German and Scandinavian residents of the area led to a temporary decline of Upper Market Street and its neighboring communities. However, the influx of single professionals in the early 1970s revitalized Upper Market Street (along with the newly named Duboce Triangle and South Triangle neighborhoods which border the commercial district) into an active commercial center for San Francisco. In the late 1970s, MUNI opened below-ground transit stations at Castro and Church Streets which contributed to the redevelopment of the district. Most recently, the Upper Market Street beautification project, completed in 1984, has given the wide open asphalt spaces of the street the welcome contrast of green trees and landscaping.

LAND USE ISSUES

Market Street serves as a boundary for several neighborhoods including Eureka Valley, Duboce Triangle, and the Mission. Neighborhood-serving groceries and retail stores are a small percentage of ground-floor retail outlets and largely consist of several small grocery stores. Residents of the Duboce Triangle and South Triangle neighborhoods use convenience stores in the Castro Street district and the Safeway shopping center just east of the Upper Market Street district.

The location and configuration of the district favors commercial uses which serve a wider trade area instead of neighborhood-oriented businesses. Retail activity is moderate, lining the ground story, and in some cases, the upper stories. The most prevalent category of commercial uses,

however, are the 100 business, professional, and medical services which account for 40% of all commercial uses. Many offices occupy converted ground- and upper-story commercial and residential space.

The commercial district also accommodates a number of eating and drinking establishments as well as 83 other retail uses. Of the 40 eating and drinking establishments, 8 are bars (one at the second story), 28 are restaurants and 4 are take-out food establishments. Most of the restaurants and bars have replaced specialty retail stores, existing restaurants or citywide serving businesses. This has been due to the splitting of storefronts and displacement of other commercial uses.

Upper Market Street contains several large bavarian-style and spanish-style residential buildings as well as smaller mixed-use frame structures. The district still has over 300 upper-story housing units. Between 1979 and 1984, 13 apartments on Upper Market Street were converted to commercial uses. Most upper-story uses are still residential, however, and dwellings account for 87% of all upper story uses.

Many lots on Upper Market Street, and especially the very large corner lots, are developed below their potential zoning building envelope. Businesses on these lots occupy large and in some cases under-utilized parcels of land. They include a motel, several large auto-oriented retail stores, and five gasoline and service stations. Increasing development pressures for commercial space on Market Street could lead to the redevelopment of these lots. The construction of buildings to the property lines of Market Street and its side streets would give the street space continuous definition, changing the diffuse character of Upper Market Street and integrating isolated retail and service areas.

BOUNDARY RECOMMENDATIONS

The land use survey of Upper Market Street revealed that commercial uses in the area are concentrated on Market Street from Castro to Church Streets and along the cross streets extending from their inter-

INDIVIDUAL DISTRICTS UPPER MARKET

sections with Market Street, much like the boundaries of the existing C-2/interim special use district boundary for Upper Market Street West. The boundaries of the proposed Upper Market Street neighborhood commercial district include most of this existing district.

Each end of the proposed Upper Market Street district abuts another commercial district. To the west is the proposed Castro Street neighborhood commercial district. To the east is a continuation of commercial uses along Market Street, which comprises the Upper Market Street East interim special use district. This district contains many large lots on which a limited variety of automotive and retail uses, as well as 147 residential units, are currently located. The district is recommended for NC-3 zoning, which is designed to address the needs of a district with large lots and development opportunities.

However, some additional modifications are needed. It is proposed that seven lots be added to the existing district. All but one of these lots are currently zoned RC and located in clusters either adjacent to or close by the existing C-2 district. The remaining property is a residentially-zoned lot with three commercial uses adjacent to the district. Collectively, the addition of these lots to the proposed neighborhood commercial district would add the following uses to the land use inventory: 3 small

markets, 2 restaurants, a bar, a confectionery, a frame shop, a household plant shop, a plumbing/heating contractor, a vacant commercial space, and 34 residential units.

The field survey also revealed two adjoining lots, both with three flats and no commercial uses, located near the edge of the commercially-zoned portion of the district. It is recommended that these two lots be rezoned to the RH-3 district.

CONTROL RECOMMENDATIONS

Upper Market Street is currently zoned C-2. Special use controls were imposed on Upper Market Street West in 1980 in order to preserve the existing scale and mix of uses as well as limit conversions of residential units. The Upper Market Street district is designed to replace the interim controls, continuing similar controls where appropriate and developing new controls when necessary. The proposed zoning controls for the Upper Market Street district are listed in Table 19. These controls were derived from the existing C-2 and interim special use district zoning and the proposed controls for the NC-3 district, the base neighborhood commercial district which most closely resembles Upper Market Street West. The following discussion describes the major controls proposed for Upper Market Street.



General Building Envelope Standards

Upper Market Street is particularly wide in comparison to surrounding streets. The building heights and masses and the lot sizes on the street are also taller and larger than those in surrounding residential neighborhoods. Buildings on Market Street are generally three stories, although there are several four- and five-story mixed use structures in the district. The height districts for Upper Market Street should remain at predominantly 50 feet and extending up to 80 feet, permitting buildings up to five stories in the center of the district and buildings up to eight stories in the district's eastern end.

The pattern of lot sizes on Upper Market Street varies considerably and generally consists of irregularly-dimensioned large lots. The street's triangular corner lots are often very large and several exceed 8000 square feet. Interior lots also range in size, with their street frontages measuring generally 25 feet to 50 feet in width. While the depths of interior lots averages about 100 feet, lot depths on side streets vary widely due to the fact that Market Street cuts a diagonal across an orthogonal system of blocks. Many are developed below their potential regulated building envelope, occupied by such uses as a motel, several large auto-oriented retail stores, a prominent single-story take-out food establishment, and five service stations. Increasing development pressures could lead to redevelopment of these lots. Conditional review would be required for any new development or addition to an existing structure on a lot larger than 4500 square feet. These controls would permit the amalgamation of some smaller buildings while allowing for review of commercial redevelopment of large corner and interior lots.

Most buildings along Upper Market Street occupy their irregularly shaped rear yards. On all the lots in the district, 60% have no rear yard or have a yard that measures less than 25% of the lot depth. Under the present lot configuration pattern, many of the district's lots abut alleys or streets, or they adjoin surrounding residential lots so as not to substantially interfere with those

residential yards. Therefore, rear yards would be required at residential levels only for new development within the district.

Commercial and Institutional Standards

In order to promote mixed use development, the maximum Floor Area Ratio, applicable to non-residentially used gross floor area as a ratio of lot area, would remain at 3.6 to 1. This would contain commercial development and allow the remainder of the building envelope to be developed residentially.

The size of individual commercial establishments on Upper Market Street is usually greater than those in most neighborhood commercial districts. Most large uses situated on large lots could be redeveloped in the near future. However, commercial businesses on interior blocks (for example, along Church Street) are of a scale relatively similar to other districts; generally under 3000 square feet. In order to both prevent the combination of existing storefronts and allow for moderately-scaled businesses, new or expanding commercial uses which exceed 3000 square feet would be subject to conditional use review.

Commercial and Institutional Uses

Retail Sales and Services

In recent years a great deal of commercial development has been built on Upper Market Street and there are many upper-story retail businesses. Although special use district controls have inhibited upper-story retail development, retail stores are encouraged to locate at the ground and second stories. The district would not allow retail uses above the second story, in order to encourage service and residential uses in the uppermost stories.

The net numbers of restaurants, bars, and take-out food establishments have not increased appreciably since interim controls were imposed on the district in 1980. Between 1979 and 1983, Upper Market Street saw the net addition of two restaurants, one of which replaced a citywide service business, and another which

TABLE 19 - PROPOSED ZONING CONTROLS
UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 727		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	C
.53	Business, Professional Service [Retail]	§ 790.100	P	P	C
.54	Tourist Hotel	§ 790.46	C	C	C
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18	C		
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Sub-§	Zoning Category	§ References	§ 727	
			Controls	
.10	Height	§§ 102.11, 106, 201 Article 2.5	50 - 80 feet See Zoning Map	
.11	Lot Size	§§ 790.57, 121	4500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at residential levels only §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	3.6 to 1 § 124.1
.21	Square Footage per Use	§ 790.118	3000 sq.ft. * §§ 121.3, 121.4
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1, § 608.10
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1, § 608.10

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	C
.82	Public Facilities	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	
.41	Drinking Establishment [Bar]	§ 790.28	#		
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#		
.43	Restaurant	§ 790.90	#		
.44	Take-Out Food Establishment	§ 790.124	#		
.45	Movie Theater	§ 790.62	P		
.46	Adult Entertainment	§ 790.34			
.47	Place of Entertainment	§ 790.36	C		
.48	Amusement Game Establishment	§ 790.4			
.49	Financial Service [Retail]	§ 790.102	C		
.50	Limited Financial Service	§ 790.104	P		
.51	Medical Service	§ 790.106	P	P	C

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 400 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 140 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted
C = Conditional
= Blank Space indicates Not Permitted
* = Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.	Zoning Controls
727.41	P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42	
.43	
.44	C if 20 - 25% of commercial frontage is occupied by above uses; NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.
727.81	P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.
727.90	P if not displacing retail and if retail provided at commercial frontage; C otherwise.

replaced a specialty retail store. Thus, the inventory of 40 eating and drinking places includes 8 bars, 28 restaurants and 4 take-out food establishments, occupying about 19% of the ground-story commercial frontage, taking up about 1370 feet out of a total 7160 feet. Additional eating and drinking establishments would be permitted until they occupy 20% of the district's commercially-used frontage at which time new uses would require conditional use approval. All new eating and drinking places (including liquor-serving establishments) would continue to be prohibited in the upper stories. Expansions and alterations of existing uses would be subject to conditional use review.

Since interim special use controls were put into place four years ago, no new financial institutions have been built in the Upper Market Street district with the exception of the limited service Crocker Bank on Market Street near Noe Street. A new Atlas Savings branch opened east of the district boundaries. In addition, five financial offices on Castro Street serve the surrounding community. In this context, the concern over the impacts of new financial institutions warrants monitoring their size, design, and services. Thus, financial institutions would be subject to conditional use review on the ground floor and not permitted on upper stories.

In order to accommodate the office demand for Upper Market Street locations and provide adequate opportunities for future growth, medical, business, and professional offices would be permitted as principal uses on the first and second stories and as a conditional use on the third story and above. Personal services would be regulated in the same way. The conditional use process could encourage residential development over the commercial levels.

Although Upper Market Street is a major automobile thoroughfare and already has several gas and service stations, most auto uses would be discouraged or prohibited, since such uses involve constant vehicular access which interrupts the traffic flow with queuing vehicles. Multi-story auto parking garages or lots and one-story auto repair garages would be permitted as conditional uses to accommodate the

demand for parking and auto repair, while all other automotive uses would be prohibited.

Conversion of Housing to Non-Residential Use

The conversion of dwelling units to non-residential use has reduced the affordable housing supply in the district. Between 1980 and 1984 alone, when special use controls monitored such conversions, 13 apartments were converted to commercial use. A three-unit apartment building was demolished and replaced with a completely commercial building. Four conversions involved ground-floor residential units. Despite the conversions, most upper-story uses are still residential; dwellings account for 87% of all upper-story uses. In order to control the continued loss in housing, conversions of residential units at the second story into commercial space would be subject to conditional use review. Commercial conversions of residential space on the third story and above would not be permitted.

Residential Standards and Uses

In promoting mixed-use projects on Market Street, any new housing should provide retail storefront space at the first story. This would integrate isolated retail and service frontage along Market Street and promote continuous ground-story retail uses. Since Market Street can accommodate slightly taller buildings and higher building densities and in order to encourage the development of housing, dwelling unit density limits are proposed to be one unit per 400 square feet of lot area. The proposed control would permit buildings of a higher density than that allowed by the surrounding residential zoning. The Eureka Valley and Duboce Triangle neighborhoods are the home to a large number of single people, and increasing the allowable density limits would encourage the provision of studios as well as small apartments and flats. On an 8000 square foot lot, the control would allow the development of 20 residential units; in a building with three residential floors this would result in units of about 800 square feet each.

1
2
3
4

1
2
3
4





NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The North Beach neighborhood commercial district is a major commercial center located on and around Columbus Avenue in the northeast quadrant of San Francisco. The area is roughly delineated by Powell and Greenwich Streets, Grant Avenue and Broadway with a northwesterly extension along Columbus Avenue up to Francisco Street. Its multiple functions involve complex land use issues which warrant special zoning controls. Growing concern has been expressed over the preservation of the historic mixed-use development pattern in the harmonious small-scale architectural environment. The following description and purpose statement for North Beach is proposed to be included in Article 7 of the North Beach district:

78.28 North Beach Neighborhood Commercial District

The North Beach neighborhood commercial district is located in the valley between Telegraph Hill and Nob Hill north of Broadway. North Beach functions as a neighborhood serving marketplace, citywide specialty shopping and dining district, tourist attraction, as well as apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hill. North Beach's eating, drinking, and entertainment establishments remain open to the evening to serve a much wider geographic area and attract many tourists. The balance between neighborhood-serving convenience stores and citywide specialties has shifted gradually, as some convenience stores have turned over to bakeries, ice cream parlors, and restaurants. The proliferation of financial services has also upset the district's balance

of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

The North Beach district is designed to ensure the livability and attractiveness of North Beach, while providing for future growth. New commercial development is permitted in the first two stories and, in keeping with the existing mixed-use character of the district, housing is encouraged in the upper stories. Limitations of housing conversion to non-residential uses preserve existing upper-story housing units and help prevent the location of non-neighborhood serving offices in North Beach. Special controls are also designed to limit eating and drinking establishments and financial services, the proliferation of which threaten to disturb the existing well-balanced mix of retail sales and services in the district.

HISTORY

During the early years of the Gold Rush, the area between the city and its nearest northern coast became known as North Beach. After an initial period of growth, the development of North Beach slowed down, mainly due to its separation from the downtown area by steep topography and its proximity to the Chinatown and the Barbary Coast districts, both unattractive to the middle class residents of North Beach. In the 1870s, Montgomery Boulevard (today's Columbus Avenue) was cut diagonally through existing blocks to provide a direct connection between the downtown and North Beach. Triangular blocks and lots were created, presenting builders with opportunities for corner buildings of great architectural interest.

INDIVIDUAL DISTRICTS NORTH BEACH

The emerging land use pattern in North Beach established a tradition of living "above the store", while residences were not built in the downtown commercial area. After the 1906 earthquake and fire, which devastated the central city, North Beach was rebuilt much the same way as it existed before the fire. Builders and property owners apparently preferred small-scale development, erecting series of similar buildings or large buildings which were articulated into several smaller sections. The result was the creation of a consistent and harmonious architectural character. New buildings from the 1930s and 1940s generally maintained the small building scale, but projects of the last two decades have often replaced several old buildings with single bulkier structures whose proportions deviate from the small-scale environment.

Until the turn of the century, the population of North Beach was a mixture of European immigrants and Spanish-speaking families from Mexico, Chile, and Peru. Around 1900, the Italians became the largest group of immigrants in North Beach. The influx of Italian immigrants could not be absorbed in North Beach and led to the first migration of Italians to nearby areas such as the Marina District. In the 1960s, many Italian families moved to the suburbs and their properties were frequently acquired by Chinese people who wanted to move out of densely populated Chinatown.

North Beach gained notoriety in the 1950s, as the center of the "Beat" movement. Poetry readings and improvisational jazz music took place at the Cellar on Green Street and the Coffee Gallery on Upper Grant. The Co-existence Bagel Shop on Grant Avenue was a favorite gathering spot for young poets and artists. Nearby, City Lights Bookstore on Columbus Avenue, the first all-paperback bookstore in the United States, has been a landmark of San Francisco's literary scene since the 1950s.

LAND USE ISSUES

Unlike linear shopping districts, the North Beach commercial district has an irregular physical form, which spreads out from the



diagonal spine of Columbus Avenue into side streets on the grid pattern. While Columbus Avenue functions as the district's primary commercial street with continuous retail frontage for most of its length, its quieter side streets are filled with retail businesses interspersed among offices, garment shops, and residences.

North Beach has historically functioned as both a neighborhood-serving commercial area and citywide specialty dining and shopping district. In recent years, the citywide specialty uses have proliferated and expanded at the expense of the district neighborhood-serving convenience businesses. Cafes and restaurants occupying several storefronts have replaced dry cleaners, shoe repair shops, drugstores, and markets. The traditional family restaurants, cafes, bakeries, delicatessens, gift shops and food processing businesses (pasta and sausage factories, coffee roasting companies) add to the district's neighborhood appeal and provide a citywide market for Italian specialty goods. Similarly, in the southern and western part of the district, Chinese stores and restaurants spilling over from Chinatown draw customers from all

over the city. Additionally, Powell Street and Upper Grant Avenue house many garment shops, which broaden the district's character and mix of uses.

Specifically, the equilibrium in mix of uses has been threatened by the proliferation of eating and drinking establishments, financial office and professional and business offices. The 85 eating and drinking establishments represent an integral part of the district's character, but they have pushed out other neighborhood uses, bid up the commercial rents, and aggravated noise, trash, parking, and traffic problems.

Similarly, financial institutions have increased to eight, six of which are clustered at the intersection of Columbus and Green Street. Although most of the banks are more established in North Beach, numerous savings and loans institutions have entered the district, moving into several storefronts and erecting modern, visually

uninteresting facades that are out of character with the district's historic architectural pattern.

North Beach has also become a preferred location for architects and business offices, which occupy several buildings on northern Stockton Street, Water Street, and Van de Water Street. In many instances, the offices have converted housing units and displaced active retail frontage. The loss of upper-story housing units is of particular concern in North Beach, because its affordable housing is a valuable resource for its older residents.

During the past decade, North Beach residents have become increasingly aware of the growing parking shortage in their commercial core as well as in the surrounding residential areas. The shortage is the result of both increased commercial activity and the use of the district's on-street parking by downtown commuters.



BOUNDARY RECOMMENDATIONS

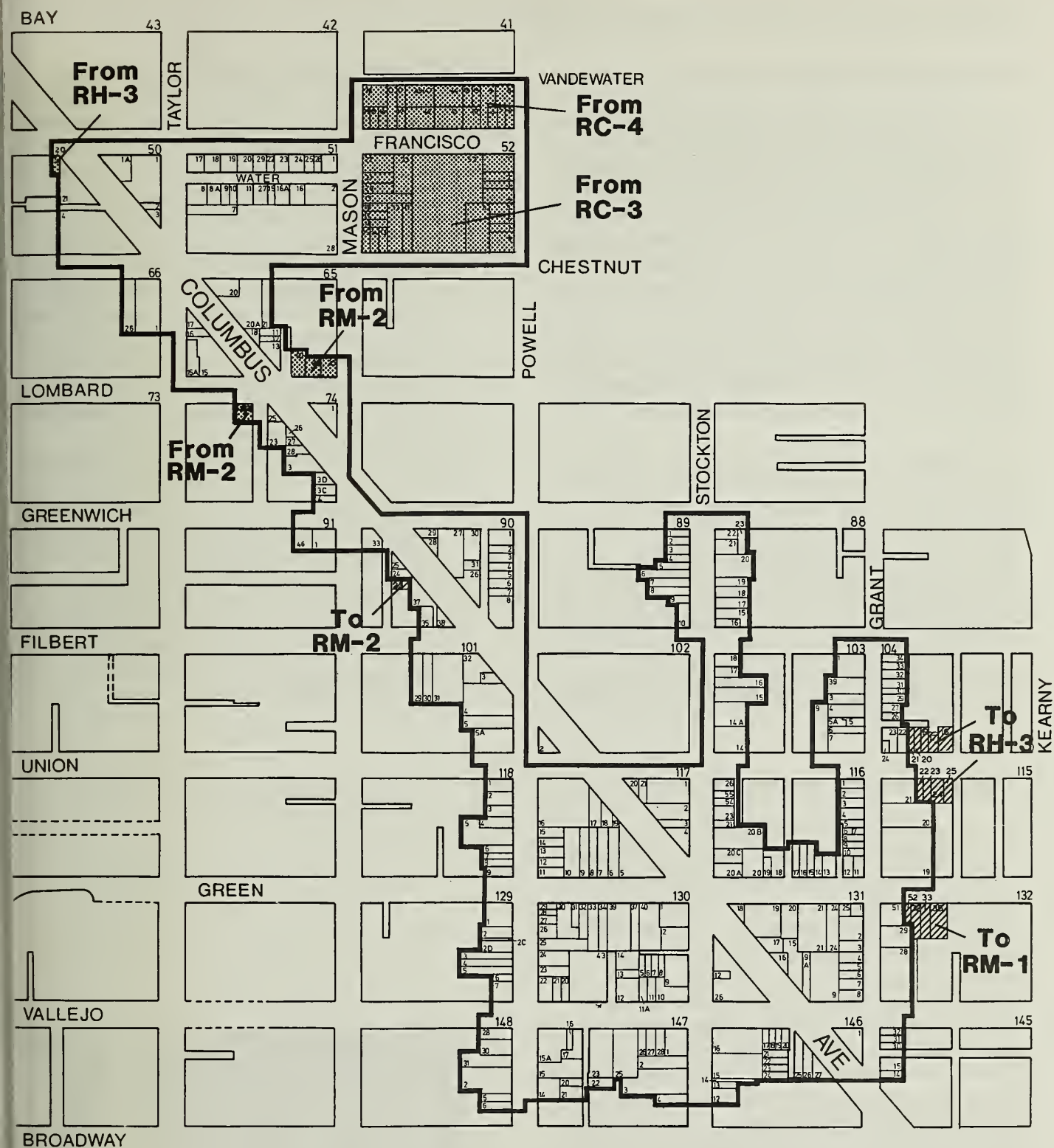
The North Beach study area originally included the commercially-zoned area generally bounded by Powell Street to the west, Grant to the east, Greenwich Street to the north and Pacific Street to the south, with extensions on Columbus Avenue north to Francisco and on Broadway east to Battery. This study area was subsequently enlarged by adding an additional two blocks which were permanently zoned RC-3, RC-4 and C-2. Based on the detailed land use survey and analysis, several adjustments to the boundaries of the proposed neighborhood commercial districts are recommended.

Due to site-specific issues related to the entertainment businesses, heavy through-traffic, and close proximity to the financial district, the area fronting on Broadway requires different controls than North Beach and is therefore recommended as a separate neighborhood commercial district. The boundary between these two districts is noted on Map 36 which shows the proposed North Beach neighborhood commercial district.

Of the two blocks added to the original study area, all lots except those fronting on Bay Street should be included in the proposed neighborhood commercial district. The Bay Street lots, currently zoned C-2, should be rezoned to GC. Within the remaining 42 lots on those two blocks are 18 offices, 3 galleries, 3 non-retail offices, 2 restaurants, a take out food establishment, a financial office, a personal care service, a medical office, a trade shop, an instructional service, a garment shop, 2 miscellaneous uses, 2 vacant commercial uses, and 64 dwelling units.

Six lots are proposed to be included in the North Beach neighborhood commercial district because they are commercial uses in residential zones directly adjacent to the North Beach neighborhood commercial district boundary lines and are also located in close proximity to Columbus Avenue. Included within these six properties are a video rental store, a barber shop, a bookstore, a wine tasting shop, a vacant store, and 14 residential units.

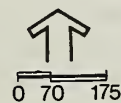
The field survey identified 14 lots used primarily for residences along the fringes of the district. These lots should be rezoned residential. Nine of these lots are on Union east of Grant Avenue. These lots contain two commercial uses, two vacant storefronts and several fully residential buildings. The long-term vacancy rate of the storefronts indicates that this part of Union Street east of Grant Avenue is not a viable commercial area. This is due to its remoteness from highly-active Columbus Avenue. Because its uses are predominantly residential, this section is recommended to be included in the adjacent RH-3 district. The existing commercial uses, a dress-making and alteration business and a cabinet shop, are proposed to be designated nonconforming or limited commercial uses in the proposed RH-3 rezoning. All totaled, the deletion of lots from the North Beach neighborhood commercial district should protect an additional 58 units from conversion.



NORTH BEACH **PROPOSED ZONING**

Map 36

- NCD BOUNDARY
- ▨ ADDITIONS
- ▧ DELETIONS



Except as noted, EXISTING ZONING is C-2 with Moratorium on Financial Institutions and Interim RC-3/RC-4

CONTROL RECOMMENDATIONS

In 1981, responding to a petition from the Telegraph Hill Dwellers requesting a zoning reclassification and a height reduction from 65 to 40 feet, the Planning Commission initiated a reclassification of the North Beach district from C-2 to RC-3/RC-4 as an interim measure. Fearing a spillover of financial institutions into the adjacent North Beach area and aggravation of problems with the existing establishments, the Board of Supervisors imposed an interim moratorium on financial institutions for North Beach, renewing it in January, 1984.

North Beach resembles the NC-2 zoning district in its building scale and its land use character. The intensity of its uses, however, is similar to those of the NC-3 zoning district. Individually tailored controls are derived from the existing C-2 zoning, interim RC-3/RC-4 zoning, and proposed NC-2 and NC-3 controls. These controls are set forth in Table 20. The text that follows highlights the significant aspects of the North Beach district controls.

General Building Envelope Standards

North Beach contains a built fabric of small-scale structures. Its building heights are mostly three-story (52%) with some one-story (14%) and two-story (25%) buildings. In recognition of North Beach's unique character and its relationship to surrounding residential and commercial areas, and prompted by a temporary height reclassification proposed by the Telegraph Hill Dwellers a height reclassification study is being undertaken in the Department. Until the completion of that study, buildings up to 40 feet should be permitted and those between 40 to 65 feet subject to conditional review in the 65 foot district. These controls are the same as provided in § 253 of the Planning Code for RC districts.

In order to further preserve the built character of North Beach, the maximum lot area control would monitor the bulk of new buildings. New construction or major additions on lots of 4000 square feet or more would require conditional review. This review would promote the articulation of

the facades of large buildings into smaller components. Two-thirds of all lots and about one-half of all vacant lots (potential development sites) in North Beach are smaller than 4000 square feet and would not require review. Lot mergers and construction of overly-large buildings, however, would be affected by this control.

North Beach is characterized by dense lot coverage: 74% of all lots are fully built out without any rear yard and 20% have a rear yard measuring about 20% of the lot area. Unlike linear neighborhood commercial districts, only a small number of properties abut residentially-zoned areas. The proposed rear yard control would require rear yards at the second level and above and at the ground level if residentially-occupied to provide adequate light and ventilation. Ground level commercial uses could occupy the entire lot for maximum benefit. To resolve the problems of the irregularly shaped properties along Columbus Avenue, property owners could seek alternative rear yard controls through the provisions in the proposed § 134(d).



Commercial and Institutional Standards

The proposed square footage per use control would permit uses of 2000 square feet or less, while larger uses would require conditional review. The relatively low threshold reflects the predominance of small uses and is intended to carefully monitor the assembly of several small uses into larger uses, and the development of new large uses, to assure that new uses are in keeping with the district's small scale.

Commercial and Institutional Uses

Retail Sales and Services

North Beach has a strong retail orientation and in order to promote and accommodate continuous retail frontage, most retail sales uses would be permitted at the first and second stories as principal uses. The general pattern of new development in North Beach, as guided by the proposed controls, would consist of ground-story retail uses, second-story service or retail uses, and third- and fourth-story housing.

Bars, restaurants, and other eating and drinking places are a major force in North Beach's economic life. The 85 eating and drinking establishments occupy 28% of the total ground-floor commercial frontage, about 4740 of 17,140 feet. They are distributed somewhat unevenly throughout the district. On prime commercial frontages along Columbus Avenue and immediately adjacent blocks of intersecting streets, restaurants represent 40% to 60% of all ground-story commercial uses, while in many other blocks, the concentration of restaurants ranges from 20% to 40% of all ground-story commercial uses. The opening of a new restaurant has often led to the displacement of several small neighborhood-serving businesses and rent increases for adjacent commercial properties. These conditions must be carefully monitored and the increase and operations of eating and drinking places strictly limited to maintain a desirable mix of commercial uses and minimize displacement of smaller convenience businesses. In light of these considerations, the proposed controls would permit new restaurants, bars, take-out food

places and liquor-serving establishments to locate at the first story only by conditional use, and subject existing such places that seek to expand, or alter its existing space to conditional use review. Once the commercial frontage occupied by eating and drinking establishments reaches 33%, no new such uses would be allowed to enter the district, except in a location occupied by an existing such use. This 33% ceiling is proposed for North Beach, as opposed to the 25% ceiling applied to other individual districts, because eating and drinking places are integral to North Beach's historic and unique character.

In addition to its eating and drinking places, North Beach's entertainment uses draw a large evening clientele. They have contributed to the vibrant character of the district, but have also brought traffic, parking, and noise problems. Therefore, new places of entertainment would require conditional use review in order to minimize these nuisances. Adult entertainment and amusement game establishments would be prohibited in the district, since such uses are considered inappropriate for North Beach.

North Beach has been reasonably protected from the proliferation of financial institutions by moratoria which have regulated a large subarea of the district [the blocks bounded by Mason, Lombard, Grant, and Broadway]. The most recent one was passed in January 1984, by the Board of Supervisors. The neighborhood commercial district has eight financial institutions, six of which are clustered at the intersection of Columbus Avenue and Green Street. Based on the high concentration of financial institutions in one location and the tendency for these uses to proliferate, the proposed control would require conditional use review for new financial services. The conditional use process would review the distance of a proposed financial service from any existing such use in order to monitor and prevent problems of overconcentration. Also, conditions could be imposed regarding the removal of housing or other retail uses, as well as the range of services provided. Merchants have complained about the lack of banking services available to them. Therefore, new financial offices could be required to provide full banking services.

TABLE 20 - PROPOSED ZONING CONTROLS
NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 728		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	
.53	Business, Professional Service [Retail]	§ 790.100	C	P	
.54	Tourist Hotel	§ 790.46	C	C	C
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18	C		
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			
			§ 236 Garment Shop SUD		

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

			§ 728
			Controls
GENERAL BUILDING ENVELOPE STANDARDS			
Sub-§	Zoning Category	§ References	
.10	Height	§§ 102.11, 106, 201 Article 2.5	P up to 40 feet C 40 to 65 feet § 263.4
.11	Lot Size	§§ 790.57, 121	4000 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2000 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1	

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30			P		

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	
.41	Drinking Establishment [Bar]	§ 790.28	#		
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#		
.43	Restaurant	§ 790.90	#		
.44	Take-Out Food Establishment	§ 790.124	#		
.45	Movie Theater	§ 790.62	P		
.46	Adult Entertainment	§ 790.34			
.47	Place of Entertainment	§ 790.36	C		
.48	Amusement Game Establishment	§ 790.4			
.49	Financial Service [Retail]	§ 790.102	C		
.50	Limited Financial Service	§ 790.104	P		
.51	Medical Service	§ 790.106	P	P	

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 400 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 140 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

= Blank Space indicates Not Permitted

* = Standard may be modified under certain conditions; see Section referenced

= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

728.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;

.42

.43

.44

C if 20 - 25% of commercial frontage is occupied by above uses;

NP for new uses and C for alterations or expansions of existing uses if 33% of commercial frontage is occupied by above uses.

728.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

728.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.



The proliferation of professional and business services (offices) in North Beach should be monitored, especially due to the spillover of office uses from nearby downtown into North Beach. The proposed controls for medical, personal, business, and professional services are intended to accommodate retail office demand by permitting them at the second story. Business and professional offices would require conditional use review at the ground story so as to monitor the number of these uses and preserve existing retail uses and opportunities for new retail storefronts. Medical and personal services would be permitted without conditional use review at the ground story.

Non-Retail Sales and Services

Non-retail business services (office uses that do not directly serve the general public) and wholesale sales would be prohibited in the North Beach neighborhood commercial district. The proposed General Commercial (GC) district at Sansome and Battery Streets and downtown area offer ample opportunities for location of these types of business. Garment shops will continue to be regulated by § 236 of the Planning Code and are limited to an established area, the Garment Shop Special Use District, as designated on Sectional Map No. 1 SU of the Zoning Map. All other light manufacturing uses would be prohibited from locating in North Beach. Any food manufacturing uses, such as pasta factories, coffee roasteries, and bakeries, that operate in conjunction with a retail activity and storefront would be permitted as an accessory use to the principal retail use.

Conversion of Housing to Non-Residential Use

Due to the proximity of downtown and the attractive ambience of the district, many small and medium-sized office activities have sought locations in North Beach, aggravating real estate pressure. Most of these uses are inappropriate for North Beach's historic, mixed-use and small-scale neighborhood character. The location of such offices has frequently caused the loss

of residential units and residential hotels and is threatening to displace the moderate- and low-income housing. The controls for residential conversion to non-residential use would prohibit upper-story conversions in order to prevent further losses in the affordable housing stock. Conversion of dwelling units to non-residential uses on the ground floor would be permitted to allow a continuous retail frontage and expansion opportunities for commercial uses.

Residential Standards and Uses

In order to promote new mixed-use development with smaller, more affordable units, the proposed dwelling unit density is one unit per 400 square feet of lot area. This standard is slightly higher than the regulated densities in the surrounding residential RM-1 and RM-2 districts. An analysis of a few sample blocks in the district indicated that the existing built densities of housing, exclusive of residential hotels, average about one unit per 500 square feet of lot area. The proposed density is in keeping with the existing built densities, and would allow for studio and one bedroom units to house the smaller households that tend to live in the North Beach area. On an average 2300 square foot lot, the proposed density limit would allow for five dwelling units, ranging in size from 500 to 800 square feet.

The proposed minimum residential parking requirement would be one space per unit, but exceptions to the requirement could be made under provisions in the proposed § 151.1 of the Code. These exceptions could further enhance the feasibility of mixed-use development, especially on smaller lots that could not accommodate both ground-story retail use with the required parking.



POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Polk Street neighborhood commercial district is located on Polk Street between Post and Filbert Streets, and on Larkin Street between Post and California Streets. The district also extends east to Hyde Street on California Street. Since Polk Street has historically been an active pedestrian commercial district, the development of a large number of eating and drinking establishments and retail stores in recent years has not altered the dense and use pattern on the street. The overintensification of eating and drinking places, however, have caused impacts which warrant individual controls for the district. The following description and purpose is proposed to be included in Article 7 for the Polk Street district:

§ 703.29 Polk Street Neighborhood Commercial District

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street neighborhood commercial district extends for a mile as a north-south linear strip. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. The district has a continuous commercial frontage along Polk Street for almost all of its length. Larkin and side streets in the district have a greater proportion of residences. Polk Street provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. The district has many apparel and specialty stores, as well as some automotive uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

The Polk Street district is designed to encourage and promote development which fully utilizes the potential building envelope and is compatible with the surrounding neighborhood. Consistent with Polk Street's existing dense, mixed-use character, future development may contain commercial uses in the first two stories and residential uses in the upper stories. Existing housing units are preserved by regulating upper-story conversions. Polk Street has an active and continuous retail frontage whose composition includes both citywide and neighborhood-serving uses. Controls limit the proliferation of eating, drinking, and entertainment establishments, which can produce noise, garbage, and other nuisances and displace other types of local-serving convenience goods and services.

HISTORY

Polk Street is among the oldest neighborhood commercial districts in San Francisco, located just outside the old city boundaries at Larkin Street. The Sutter Street Railway ran cable cars along Larkin Street to Post and then crossed over to Polk Street from where it proceeded to Pacific Avenue on its way to Divisadero Street. Numerous other cable car lines crossed Polk Street at Jackson, Washington, Clay, Sacramento, California, Sutter, and Geary Streets. The commercial district which blossomed as a result of these transit lines served residents of Nob and Russian Hills and historically has been centered at the intersection of Polk Street with California Street. After the fire of 1906, which destroyed almost all buildings on the street, Polk Street was rebuilt with larger commercial buildings whose facades presented an unbroken street wall. Many buildings at the southern end of the street were adorned with facades complementary in design and scale to the Beaux-Arts inspired buildings in the Civic Center and

downtown, while to the north, residential floors were commonly built over ground-story commercial uses.

Frank Norris, in his book McTeague, wrote about Polk Street of the 1890's:

"It was...situated in the heart of the residence quarter, but occupied by small tradespeople who lived in the rooms above their shops. There were corner drug stores...; stationers' stores...; barber shops with cigar stands in their vestibules; sad-looking plumbers' offices; cheap restaurants, in whose windows one saw piles of unopened oysters weighted down by cubes of ice...On week days the street was very lively...At six the great homeward march commenced; the cars were crowded, the laborers thronged the sidewalks...Then all at once the street fell quiet...the sidewalks were deserted. It was supper hour. Evening began; and one by one a multitude of lights, from the demoniac glare of the druggist's windows to the dazzling blue whiteness of the electric globes, grew thick from street corner to street corner...The cable cars were loaded with theatre-goers...On the sidewalks were groups and couples...all the various inhabitants of the street were abroad, strolling idly from shop window to shop window, taking the air after the day's work."

In the interwar period, the southern part of Polk Street was known as Polkstrasse because of its many German merchants. Gay people started moving into the commercial district in the 1950s and by the early 1970s, Polk Street was the center of San Francisco's gay community. Gay life on Polk Street has continued to the present, although the focus of attention has shifted to Castro Street. In the meantime, Polk Street's adjacent neighborhoods have experienced their own demographic changes towards a more ethnically and socio-economically mixed population. Young professionals and smaller families have added to the established older single households in the surrounding areas.

LAND USE ISSUES

The Polk Street commercial district serves both its surrounding neighborhoods with convenience stores and a citywide clientele with increasing numbers of specialty stores. Although twelve small markets still serve the neighborhoods, Byrne's Super Market has closed in recent years, making way for other specialty stores to enter the district. The influx of restaurants, bars, and entertainment establishments in recent years has made the preservation of convenience stores difficult to achieve.

Polk Street is a popular and established eating, drinking, and entertainment district for both its neighborhood and broader citywide markets. In response to an increase in restaurants and bars that supplemented and replaced some of the existing neighborhood establishments, the Board of Supervisors initiated an interim moratorium in March 1980 on new restaurants, bars, fast food establishments, places of entertainment, bath houses, financial institutions, and hotels. The moratorium has slowed down the turnover and growth of eating and drinking establishments. Currently, the district (within its revised boundaries) contain 113 eating and drinking places, which represent 24% of the district's commercial frontage. Of these uses, ten eating and drinking establishments also operate places of entertainment or dance halls. Many of these establishments contribute to the active streetlife, noise and congestion, by drawing numerous customers during the evening.

As a popular district which attracts numerous customers and vehicles, Polk Street merchants, customers, and residents suffer from a severe parking shortage. The transit line running along Polk Street, three transit lines running along Van Ness Avenue one block west, and several transit lines crossing Polk Street should absorb some of the transportation demand. However, customers, residents and workers still bring their vehicles, seeking parking on the street and in the district's limited public and private off-street parking facilities. Often, the commercial district's vehicles spill over

into the surrounding residential areas, aggravating the parking problems in those adjacent areas. Also, it is important to maintain Polk Street's pedestrian orientation, which adds to the vitality of the district.

BOUNDARY RECOMMENDATIONS

The Polk Street district boundaries are partially determined by the character of its surrounding uses and commercial areas. It is flanked by Van Ness Avenue on the west and contains many interior lots between Polk and Van Ness (the boundaries of which were defined in the Van Ness Avenue Plan); the residentially-zoned Russian and Nob Hill areas; and the North of Market (Tenderloin) area (the boundaries were defined in the proposed North of Market Mixed Use District). To the south, the scale and character of Polk Street's uses changes towards larger, more massive buildings and more automotive and tourist-oriented uses that relate to the Civic Center area. The Polk Street district boundaries, as shown on Map 37, respect the perimeters of the aforementioned adjacent areas.

In addition to the C-2 zoned portions of Polk Street, an RC-3-zoned strip on California Street, which extends from Polk to Hyde Street, shares the same character and scale of the Polk Street frontage. Therefore, the proposed Polk district extends east to include the RC-3 zoned California Street frontage. Included in this RC-3 addition are 4 bars, 3 restaurants, 3 offices, 2 dry cleaners, 2 specialty groceries, a take out food establishment, a tourist hotel, a beauty salon, a laundry, a trade shop, a clothing store, a florist, a photo developing studio, a supermarket, 8 other miscellaneous uses, 2 vacant uses, 202 apartment units, and 3 residential hotels containing 154 additional rooms.

Another RC-2 zoned area adjoins Polk Street at Pacific Street. This strip contains a different scale and mix of uses. The narrow width of Pacific Street greatly limits its capacity to accommodate more growth and the concomitant parking needs of more commercial and residential users. For these reasons, the Pacific Street RC-2 zoned strip is considered separate and is

recommended for NC-2 zoning.

One additional boundary modification is proposed for the Polk Street area. In order to protect 34 housing units on six lots between Polk and Van Ness from conversion to commercial use, an RH-3 zoned pocket between Green and Vallejo should be expanded to include these six lots, all of which contain purely-residential buildings, but which are now zoned commercially.

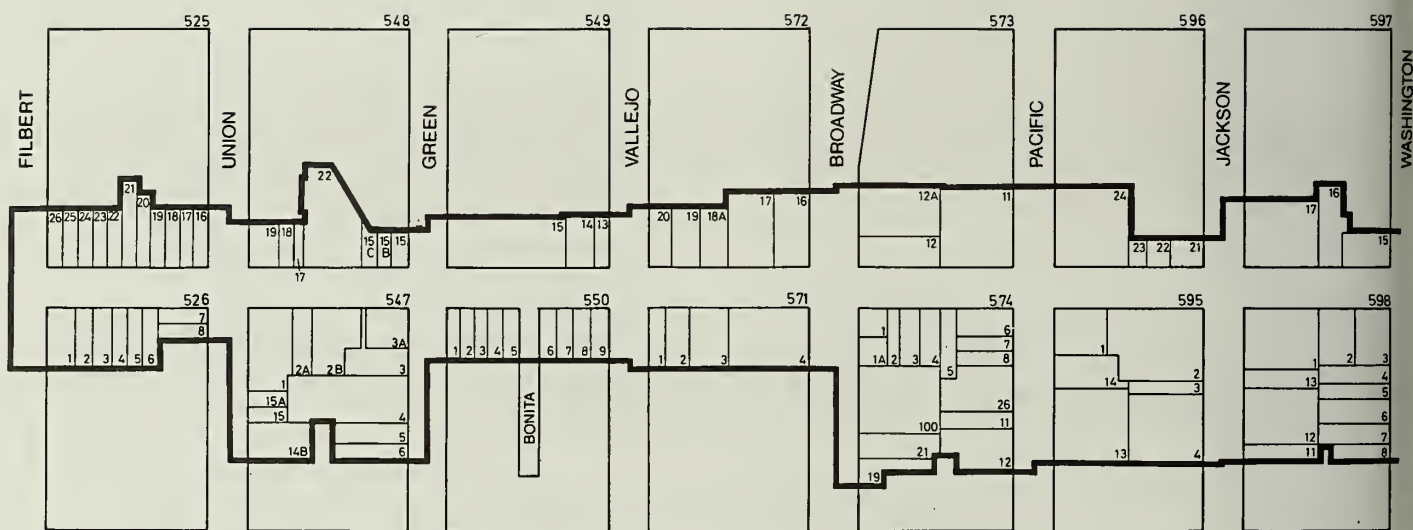
CONTROL RECOMMENDATIONS

The Polk Street neighborhood commercial district consists of two subareas of current zoning: C-2 for the Polk Street and interior lots between Van Ness and Larkin; and RC-3 for the California Street frontage east of Polk to Hyde. In addition, a portion of the C-2 area south of Broadway has been regulated by an interim moratorium prohibiting new permits for restaurants, bars, fast food establishments, hotels, bath houses, financial institutions and places of entertainment. The proposed controls for Polk Street are set forth in Table 21. They were derived from the existing C-2 and RC-3 zoning, as well as the proposed NC-3 zoning controls. The following discussion describes the major controls proposed for the district.

General Building Envelope Standards

The built scale of Polk Street is described by three- to four-story buildings although there are some five- to seven-story buildings and one 13-story building. Several one- and two-story buildings line certain blocks. Most of the area is regulated by a 65-foot height district, with the lots north of Union in a 40-foot height district and the Larkin Street frontage south of Austin in a 130-foot height district. These height limits will be maintained pending a reexamination of the surrounding area height districts (Nob Hill and Van Ness Avenue).

Several development opportunities are available on Polk Street. About ten vacant and parking lots, six of which are corner lots, and several single-story and/or under-



POLK PROPOSED ZONING

Map 37

— NCD BOUNDARY
 [Hatched Box] ADDITIONS



Except as noted, EXISTING ZONING is C-2 with Moratorium on Eating and Drinking Establishments, Financial Institutions, Theatres, Places of Entertainment, Hotels, Bath Houses

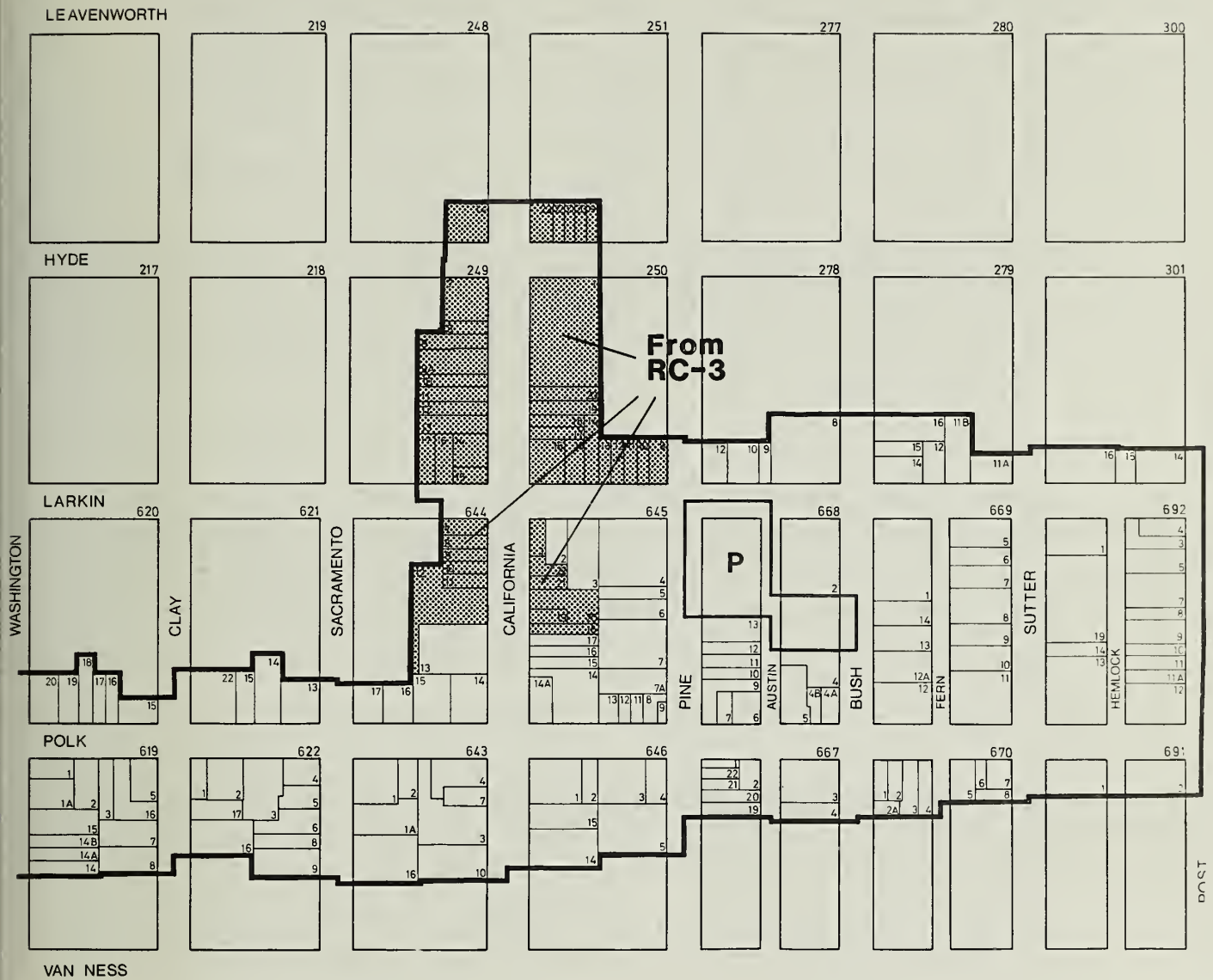


TABLE 21 - PROPOSED ZONING CONTROLS
POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 729		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	P	
.53	Business, Professional Service [Retail]	§ 790.100	P	P	
.54	Tourist Hotel	§ 790.46	C	C	C
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18	C		
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Sub-§	Zoning Category	§ References	§ 729	
			Controls	
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 - 130 feet See Zoning Map	
.11	Lot Size	§§ 790.57, 121	4500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at residential levels only §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	3.6 to 1 § 124.1
.21	Square Footage per Use	§ 790.118	3000 sq.ft. * §§ 121.3, 121.4
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34	C#	
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	C	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106	P	P

.90	Residential Uses	§ 790.88	P#	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 400 sq.ft. lot area § 211 (b)	
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 140 sq.ft. lot area § 211 (c)	
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A	
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1	
.95	Community Residential Garage	§ 790.10	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

- P = Permitted
 C = Conditional
 = Blank Space indicates Not Permitted
 * = Standard may be modified under certain conditions; see Section referenced
 # = See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

- 729.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
 .42
 .43
 .44 C if 20 - 25% of commercial frontage is occupied by above uses;
 NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.
 C if not less than 1000 feet from any other adult entertainment establishment; NP otherwise.
 729.46
 729.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.
 729.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

utilized lots (including gas stations, auto repair garages, trade shops) could be replaced with larger, mixed-use buildings. In order to promote and preserve buildings that complement and enhance the existing scale and character of the Polk district, the lot size control would require conditional review for new development or major structural additions on any lots of 4500 or more square feet. The control would serve as a mechanism for reviewing the bulk, mass, and design of buildings as they relate to physical context. The lots vary widely in size, with the lots fronting Polk Street ranging from 24 feet to 200 feet in width and 50 to 100 feet in depth. The side street lots and lots fronting on Larkin Street also vary significantly. Given this wide variety in lot size, building scale, and mass, conditional review could adjust for this variation in assessing the appropriateness of a particular project.

Most of the buildings in the Polk district are built flush to the sidewalk, creating a continuous building wall. Buildings usually occupy their entire lots, leaving very few rear yards. The commercial buildings on Van Ness flanking the district on the west and the medium to high density apartment buildings on the east have few rear yards. Therefore, rear yards would be required only at residential levels to create a buffer for new residential uses on Polk Street.

Commercial and Institutional Standards

In order to allow for adequate commercial growth, but also encourage mixed-use development, the floor area ratio control, applicable to non-residentially occupied gross floor area only, would remain at 3.6 to 1, allowing for four stories of commercial or non-residential development, leaving the remaining portion of the building envelope for residential development.

The individual uses on Polk vary greatly in size. In order to promote uses whose width maintains the existing rhythm of storefront sizes, a 3000 square foot per use threshold is proposed. Once a use exceeds this threshold, it would require conditional review to prove that it would benefit and contribute to the existing scale and character of the district.

Commercial and Institutional Uses

Retail Sales and Services

The strong retail orientation of Polk Street should be preserved and encouraged. In order to promote continuous retail frontage and accommodate retail demand, retail sales and services would be permitted at the first and second stories and subject to the housing conversion provisions discussed below.

The district's nighttime orientation and its proximity to Van Ness Avenue and the North of Market make it a natural center for eating, drinking and entertainment establishments. However, an overabundance of restaurants and bars could displace other necessary convenience retail uses and restrict the variety of commercial uses in the district by directly displacing them or driving up rents. The moratorium on Polk Street (Broadway to Geary) has slowed the entry of new restaurants and bars. Currently, 113 eating and drinking places (26 bars, 67 restaurants and 20 take-out food establishments) operate throughout the district, but most front Polk or California Streets. They occupy about 24% of the district's ground story commercial frontage taking up about 3900 out the total 16,500 feet. As the space occupied by eating and drinking places approaches 25% of the total ground story commercial frontage, the proposed control would require conditional use review on all new eating and drinking places (including liquor-serving establishments) locating in the district. In addition, all existing such uses seeking to expand or alter its existing space would need conditional use approval.

The evening and entertainment character established by the existing places of entertainment, movie theaters and adult entertainment establishments, many of which are located in the southern half of the district, makes Polk Street an appropriate location for future entertainment uses. However, to protect surrounding residents from the potential aggravation of noise and parking problems, adult entertainment and places of entertainment would be subject to conditional use review.

Financial services provide a necessary service to the surrounding neighborhood, but in light of their current inventory and the proximity of several financial institutions on Van Ness Avenue, the appropriateness of additional financial services on Polk is questionable. Over the past three years, an interim moratorium has prevented new financial offices from entering the district. Currently, six financial institutions operate on Polk, one of which was reduced from a full-service branch to a few automated teller machines. At least five others operate directly west of the district on Van Ness Avenue. Since financial institutions could replace smaller retail businesses with large, modern structures that do not conform to the character of the district, the proposed conditional use review for new and expanding financial offices would regulate the design and kinds of services offered, as well as prevent their overconcentration.

Other offices on Polk Street provide direct services to the neighborhood, and in some cases, to a citywide clientele. Given its proximity to the downtown, the 92 office and personal service uses (4 medical, 29 business and professional, 32 other offices, and 27 personal services) have not reached a critical level which threatens residential or retail uses. In order to accommodate the demand for space by service uses that directly serve the public, and to encourage and promote mixed-use projects, these service uses would be permitted as principal uses on the first and second stories, but would be prohibited from the third story and above.

Conversion of Housing to Non-Residential Use

With over 1650 dwelling units and over 750 residential hotel rooms in the district, some protection is needed for the existing



housing. Of the dwelling units, 90% are located in the upper stories (32% in the second story, and 58% in the third story and above). Although many of the units are in large apartment buildings, the proposed controls would prevent the large losses of housing units which have occurred in other parts of the city. In order to encourage new construction and preserve existing housing, conversions of dwelling units to non-residential uses would be permitted at the first story, conditional at the second story and prohibited at the third story and above. Provisions in the Residential Hotel Conversion and Demolition Ordinance also would protect residential hotels from being converted.

Residential Standards and Uses

Mixed-use development is desirable for Polk Street and new housing should be built at densities conforming with the surrounding residential development and zoning. Thus, the proposed dwelling unit density limits are proposed at one unit per 400 square feet of lot area, which would allow for moderately-sized units, located at the upper two or three stories above two stories of commercial use.



SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Sacramento Street neighborhood commercial district is located on Sacramento Street between Lyon and Spruce Streets as well as a portion of Presidio Avenue between Sacramento and California Streets. Beginning in the 1960s, an influx of medical and business offices as well as other commercial uses has brought about gradual changes to the area. Special controls are needed for the district in order to balance the need for commercial growth opportunities with the problems resulting from overproliferation of certain uses that would disrupt a balanced mix of uses in the district. The following description and purpose statement is proposed to be included in Article 7 for the Sacramento Street district:

703.30 Sacramento Street Neighborhood Commercial District

Located in the Presidio Heights neighborhood in north central San Francisco between Pacific Heights and the Inner Richmond, the Sacramento Street neighborhood commercial district functions as a small-scale linear shopping area. The daytime-oriented retail district's stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the city. Evening activity in the district is limited to one movie theater and some stores at the corner of Presidio Avenue.

The Sacramento Street district is designed to promote adequate growth opportunities or development that is compatible with the surrounding low-density residential neigh-

borhood. Generally, new commercial development is permitted in the first two stories, with residential use permitted at the second story and above. Existing residential units are protected by prohibiting conversions at the third story and above, and requiring conditional use review for second story conversions. Special controls are designed to protect existing ground-story retail uses and encourage continuous retail frontage. Medical and business office growth is directed to the second story, with some ground story restrictions. Rear yard controls would protect surrounding residents from potential problematic uses, and the daytime orientation of the district is encouraged by limiting the late night hours of operation for commercial uses.

HISTORY

Sacramento Street originated as a mixed-use district adjacent to the Presidio Cemetery. Beginning in the early 1890s, the Ferries and Cliff House Railway lines on Sacramento Street linked the Presidio Heights and Richmond District areas with the rest of San Francisco. Commercial development in the path of the cable cars included small factories, cottage industries, and trade shops. While the above uses operated primarily at the ground story, workers and proprietors frequently lived in the upper stories of the same buildings. As heavier commercial uses moved out of the district to the South of Market and Mission Districts, new housing was built on Sacramento Street in conjunction with the expansion of the residential stock in surrounding neighborhoods.

Over the past ten years, Sacramento Street's market trade area has broadened considerably. The proximity of two major medical institutions, Marshall Hale Memorial Hospital and Children's Hospital, have caused a demand for auxiliary medical

office space. The expansion of hospital medical and administrative offices has put a strain on available commercial space in the district. Together with the growth in medical offices, specialty retail stores have been attracted to the high-income residents of the surrounding neighborhood. Consequently, the district's image and perception has been altered toward more sophisticated tastes and higher prices, reinforcing the trends toward higher rents and higher rates of turnover.

LAND USE ISSUES

Along with nearby Laurel Village shopping center on California Street, the Sacramento Street district serves the surrounding affluent Presidio and Laurel Heights neighborhoods (the median 1980 family income for Presidio Heights was \$42,526, 103% over the citywide figure). Its retail stores provide both convenience goods and services to the surrounding residents, as well as comparison shopping items to a higher-income citywide clientele. In recent years, more specialty boutiques and salons have entered the district, replacing grocery stores, book and stationery stores, and some institutional uses, thus diminishing the retail diversity in the district.

Over the last fifteen years, the numbers of medical and business offices (70 medical and 42 business offices) have increased dramatically, to represent 46% of the 243 commercial uses in the district. They have occupied vacant space, converted residential units and other uses, and constructed new office buildings, mostly at the upper stories. The great demand for medical and business office space in the district has led to higher expectations on the part of property owners, threatening existing retailers who cannot afford to match the rents paid by medical office users.

The district's character is also influenced by the presence of 303 housing units, 99 units of which are part of the Menorah Park senior housing complex. Many (75%) of the housing units are in purely-residential buildings and/or buildings of four or more

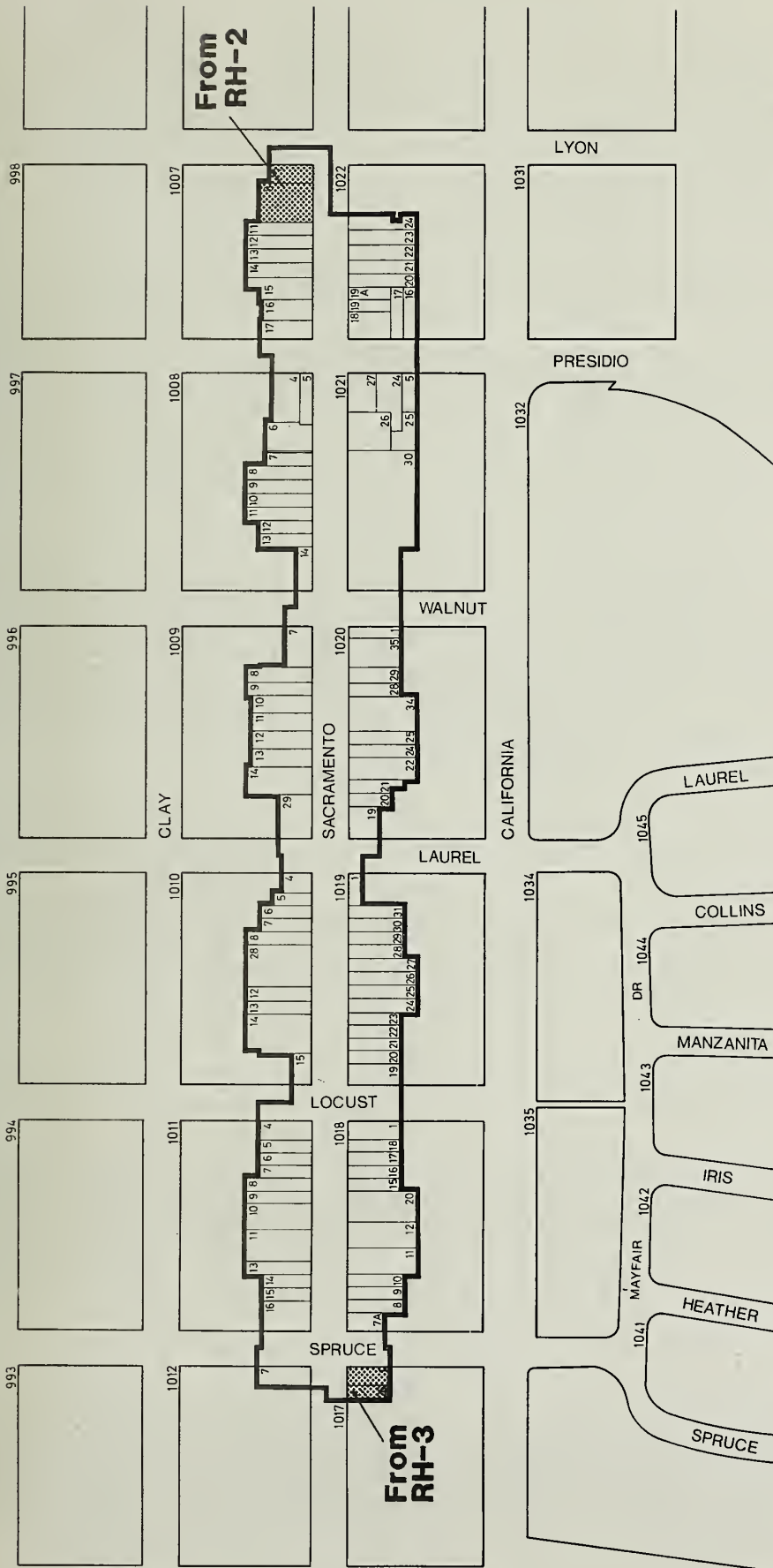
units, which are interspersed among the commercial, institutional, and mixed-use buildings on the street. The numerous residential uses moderate the commercial character of the street.

The frequent use of vehicles by patrons and employees of the businesses on Sacramento Street have caused parking shortages in the district. Vehicles are often parked in the surrounding residential areas (despite the existing preferential parking regulations in those residential areas). During the morning hours, freight loading and other private vehicles are often double parked, further aggravating parking problems. The reasonably good transit service provided by the 1-California and 33-Masonic lines which run parallel and perpendicular to Sacramento Street somewhat alleviate the parking problem.

BOUNDARY RECOMMENDATIONS

An extensive lot by lot survey of the Sacramento Street neighborhood commercial district verified that the primary commercial portion of the district extends along Sacramento Street from Spruce to Lyon Streets, much the same as the existing C-2/interim special use district boundaries. The boundaries of the proposed Sacramento Street neighborhood commercial district are shown on Map 38 and include all of the existing district. The Sacramento Street commercial district also abuts two other commercial zones--an area including and adjacent to the Laurel Village shopping center and the area near the intersection of California Street and Presidio Avenue.

There are three non-conforming commercial uses on lots adjacent to the district boundaries along Sacramento Street. It is recommended that these three lots be incorporated into the Sacramento Street neighborhood commercial district. They include a dry cleaners, an auto repair garage, a laundry, and six residential units. No deletions are proposed to the existing district boundaries.



SACRAMENTO PROPOSED ZONING

Map 38

— NCD BOUNDARY
 [Hatched Box] ADDITIONS
 Except as noted, EXISTING ZONING is C-2 with Interim S.U.D.

TABLE 22 - PROPOSED ZONING CONTROLS
SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

GENERAL BUILDING ENVELOPE STANDARDS			§ 730
Sub-§	Zoning Category	§ References	Controls
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 feet
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at grade level and above §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st story only § 607.1	

Sub-§	Zoning Category	§ References	§ 730		
			Controls by Story		
1st	2nd	3rd +			
.52	Personal Service	§ 790.110	P	P	
.53	Business, Professional Service [Retail]	§ 790.100	C	P	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34		
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	C	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106		P

.90	Residential Uses	§ 790.88	P#	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 800 sq.ft. lot area § 211 (b)	
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 275 sq.ft. lot area § 211 (c)	
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	100 sq.ft., private 133 sq.ft., common § 135(d), Table 3A	
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1	
.95	Community Residential Garage	§ 790.10	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted

C = Conditional

* = Blank Space indicates Not Permitted

= Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

730.41 P for new restaurants and take-out food establishments and alterations or expansions of existing restaurants and take-out food establishments, and
 .42 C for new drinking establishments and alterations or expansions of existing drinking establishments
 .44 if less than 20% of the commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;

C if 20 - 25% of commercial frontage is occupied by eating and drinking establishments;

NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.

730.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

730.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

CONTROL RECOMMENDATIONS

The Sacramento Street district is presently zoned C-2. The surrounding residential neighborhood is zoned RH-1, RH-2, and RM-1. In 1980, interim special use district controls were imposed, which have confined retail uses to the first story and offices to the first two stories and have regulated certain problematic uses, such as restaurants, bars, financial offices, or places of entertainment. Square footage per use controls have monitored use sizes. Outdoor activities and accessory parking have also been subject to special use review. The proposed zoning controls for the Sacramento Street district are listed in Table 22. They were derived from the existing C-2 and interim special use district controls and proposed controls for the NC-1 and NC-2 districts. The following discussion addresses the major controls proposed for Sacramento Street.

General Building Envelope Standards

The proposed building envelope standards for Sacramento Street are intended to maintain the existing built scale and allow for some commercial expansion on a building's upper levels. Although the buildings are predominantly two and three stories (81%), several have basement levels, which add on a half story or more at the grade level. Although most of the district is developed, there are a few development sites including three auto repair garages, one vacant lot, one private parking lot, and several single story buildings. On those sites, the 40 foot height district would control building heights, allowing for a maximum of four stories of development. Each story would not be allowed to occupy more than 75% of the lot depth, as required by the proposed rear yard standard. The proposed rear yard control would protect the surrounding residents by providing a buffer from potential noise, security and intrusion of privacy problems with new commercial uses. The provisions in § 134.2 could allow an exception for lots which abut commercially used lots, where full lot development may not adversely affect the abutting uses. Currently, 61% of the lots meet the proposed rear yard standard, while 29% have no rear yards at all.

The existing scale of buildings would be maintained through the proposed conditional review required for buildings on lots larger than 3500 square feet or more. The typical interior lot is 25 feet wide by 128 feet deep or about 3200 square feet. Corner lots which are wider are typically shorter in depth. The lot size provision would subject large lot development to review, controlling lot mergers for large complexes which could be out of scale with the district. It would control for large building complexes such as Menorah Park, which merged 10 lots into one 48,200 square foot lot, 33,000 square feet of which is commercially-zoned. The massive building dominates smaller buildings in the district, although the ground story storefronts were subdivided into smaller uses. Eight of the potential development sites in the district exceed 3500 square feet in lot area and development on them would require conditional review.



Commercial and Institutional Standards

The sizes of individual commercial establishments are varies, although all but ten are under 2500 square feet. A 2500 square foot threshold is proposed to monitor and prevent uses that could be out of scale with other uses. Smaller uses are encouraged and the removal of small storefronts by consolidation into large uses is discouraged. The 2500 square feet also would allow a commercial use to occupy 2400 square feet, or the 75% of an average Sacramento Street lot allowed by the rear yard control. Under the interim special use district controls, two applications for uses occupying more than 2500 square feet were processed. One was approved, while the other involving an expansion of an existing financial institution was disapproved.

In order to protect the street's daytime orientation and prevent problems resulting from late night activity, the hours of operation control would prohibit uses open between 2 a.m. and 6 a.m. Currently, all but four uses on the street are closed by 10 p.m.; the remaining uses all close by midnight. This control would permit non-offensive uses such as a laundromat to operate until 2 a.m.

Commercial and Institutional Uses**Retail Sales and Services**

In order to encourage retail stores, most retail sales and services establishments would be permitted at the first and second stories. This allows for second story locations for some retail uses (such as galleries) which could be feasible and not disruptive, as well as accessory storage or offices for existing retail uses.

Within the district, 11 eating and drinking establishments (1 bar, 8 restaurants, and 2 take-out food establishments) are located in two clusters on Sacramento Street—one west of Locust Street and the other along and east of Presidio Avenue. They currently occupy 6% of the commercially-used frontage in the district, taking up 210 of the total 3440 feet. Under the interim special

use district controls which have reviewed applications for eating and drinking establishments since 1980, one restaurant has closed and a new take-out food establishment has opened. Thus, eating and drinking activities on the street are not proliferating widely in the street, nor are they critical problem uses. The five restaurants, while open into the evening, are generally quiet and do not disrupt the surrounding neighborhood. Therefore, the proposed controls would permit new restaurants and take-out food establishments to locate in the district. Bars and other liquor-serving establishments, however, would be subject to conditional use review. Once the frontage occupied by all eating and drinking establishments reaches 20% of the total commercial frontage, all new uses (or existing uses seeking to expand or alter their space) would require conditional use review.

Entertainment establishments which are open late at night, and which cause high traffic and noise generating uses are generally not suitable in Sacramento Street. However, a small movie theater such as the Vogue which currently operates in the district could be permitted as a principal use. A piano bar or other entertainment establishment (excluding amusement game or adult entertainment establishments) could be permitted at the first story as conditional uses, subject to conditions limiting their operation to contain noise and minimize concomitant nuisances.

The two financial services on the street (two savings and loans associations) and the two full-service banks on California Street adequately provide for the neighborhood's financial needs. New financial services at the first story would be conditionally reviewed in order to regulate for design, proliferation and congestion problems, and prevent the displacement of other types of retail uses. New financial services are also encouraged to provide a full range of merchant and consumer services.

Personal-service establishments would be permitted to locate on the first two stories, since they provide necessary services by

catering to both walk-in trade and customers by appointment. Currently, 11 personal grooming establishments (two on the second story) and two instructional services are located on Sacramento Street.

In order to curtail the overconcentration of medical offices causing the displacement of housing units and spiraling rent pressures on ground-story retail uses, new medical services would be prohibited at the first story. Ground-story professional and business services would require conditional use review, and all services would be prohibited at the third story and above. This control is intended to preserve and encourage active retail frontage and existing upper-story housing. However, second-story medical, professional, and business offices would be permitted as a principal use in new construction and conversion/restructuring of existing non-residential uses. In the third and fourth stories of such projects, housing development would be preferable to offices in order to expand the housing supply and reinforce the mixed-use character of the district. The district's land use inventory, showing 60 of the 126 medical, professional and business offices located at the second story, indicates the feasibility and popularity of these locations. Under the interim special use district controls, one case involving upper story medical offices was disapproved.

Conversion of Housing to Non-Residential Uses

Over the past fifteen years, many housing units have been converted to offices and some retail uses. Between 1979 and 1983 alone, 11 residential units were converted to office use. The proposed control would permit housing conversions on the first story to allow for retail frontage, but would subject conversions of second-story units to conditional use review. Conversions on the third story and above would be prohibited. These controls would help to preserve single apartment buildings with several stories of units which share the same entrance (they represent the majority of the remaining housing stock), and permit some commercial expansion into the first- and second-story flats which are independently accessible from the street.

Residential Standards and Uses

The proposed dwelling unit density limit of one unit per 800 square feet of lot area would result in new housing which is in scale with the existing units. Currently, of the 303 housing units in the district, 62% are in buildings with less than four units. On an average 2500 square foot Sacramento Street lot, the density limit would allow three units over commercial levels, resulting in units of about 1200 square feet in size.





7
1
(

UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Union Street neighborhood commercial district is located on Union Street, between Van Ness Avenue and Steiner Streets, and of Fillmore Street between Union and Greenwich Streets. In recent years, the district has undergone a rapid transformation from a local neighborhood retail and service area to a commercial street catering to a specialized citywide and regional market. The increase in business activity has also altered the mix of commercial uses in the district in favor of specialty and comparison shopping businesses. Specific controls are necessary to preserve the equilibrium of uses on Union Street and prevent more environmental impacts on neighborhood residents. The following description and purpose statement is proposed to be included in Article 7 for the Union Street district:

§ 03.31 Union Street Neighborhood Commercial District

The Union Street commercial district is located in northern San Francisco along the boundary of the Marina and Pacific Heights neighborhoods. The neighborhood shopping area provides limited convenience goods for the residents of sections of the Cow Hollow, Marina, and Pacific Heights neighborhoods immediately surrounding the street. Important aspects of Union Street's business activity are eating and drinking establishments and specialty shops whose clientele come from a wide trade area. There are also a significant number of professional, realty, and business offices. Many restaurants and bars as well as the district's two movie theaters are open into the evening hours, and on weekends the street's clothing, antique stores and galleries do a vigorous business.

The Union Street district is designed to provide sufficient growth opportunities for

commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability. Commercial development is permitted in the first two stories, and monitored at the third story and above by conditional use review. Existing upper-story residential units are preserved by requiring conditional use review of conversions to non-residential use. Special controls are also necessary to preserve the remaining convenience businesses and to reduce the cumulative impacts which the growth of certain uses, especially eating and drinking establishments, have on neighborhood residents. Controls also regulate the development of financial, business and professional offices and prohibit most automobile and drive-up uses in order to maintain convenience stores and maintain appropriate and continuous retail frontage.

HISTORY

In the years following the Gold Rush the area known as Cow Hollow and Golden Gate Valley was watered by small creeks of the surrounding hills and populated by wild ducks, quail, and rabbits. The first dairy was established in 1861, and soon Cow Hollow supported a large number of dairy farms. By the turn of the century, the rapid growth of the city reached the district as tanneries, slaughterhouses and sausage factories were established. The problems associated with these uses soon caused their prohibition from the area and cows were similarly banished by the Board of Health.

Due to its proximity to wealthy residences atop Pacific Heights, Cow Hollow developed as an affluent residential neighborhood with Union Street as its neighborhood shopping street. The Presidio and Ferries Cable Car Railroad was extended along Union Street to the Presidio in the 1890s. Businesses on

Union Street included hardware stores, garages, groceries, five-and-dime stores, laundries, and barber shops with numerous residential units mixed in. Union Street remained a neighborhood business district until after World War II. In the late 1950s merchants began renovating some of the more distinguished buildings for use as antique shops and home furnishing showrooms. Old clapboard dwellings, carriage houses, and remaining stables and barns were converted into predominantly retail uses.

LAND USE ISSUES

The growth of establishments with a regional commercial appeal, such as boutiques and restaurants, has continued to the present day. The level of business activity along Union Street has increased tremendously, particularly in the growth of upper story office uses. The related loss of neighborhood-oriented commercial uses has also been an ongoing concern.

In the last five years, two pharmacies closed, leaving the district with one small pharmacy in the 2001 Union building. A hardware store on Union Street was replaced in 1983 by a stationary store, and the only remaining one in the district is Fredericksen's Hardware on Fillmore Street. The overall number of general groceries and on-site dry cleaners, however, has remained fairly constant. While there are no large supermarkets in the district, Jurgensen's and several smaller general and specialty grocery stores provide the neighborhood with convenience food items. Additionally, there are several bakeries and specialty shops which offer a great variety of international and gourmet foods, including Auntie Pasta, Il Fornaio, and Crane and Kelley's Wine and Cheese Shop.

While Union Street still contains many stores which serve the surrounding neighborhood, the great majority of businesses cater to a broader geographic clientele. The growth in the number of bars, restaurants and places of entertainment as well as fashionable clothing boutiques and art galleries has altered the balance of retail goods and services

available. These land use changes threaten the essential mixed-use character of the commercial district. Much of the growth has not been at the expense of neighborhood services, but instead has resulted from the breaking up of large storefronts into smaller ones, the use of rear buildings for commercial space, and conversions of some residential units into commercial uses. A great number of residential units have been converted to offices and other commercial establishments over the last two decades, although there are over 300 residential units still in the district.

Neighborhood merchants and residents concerned about the changing character of Union Street have singled out bars and restaurants as the primary cause of the perceived deterioration in the neighborhood's quality of life. They claim that 55 eating and drinking establishments in an eleven block commercial area is an undue concentration. The dramatic increase in the



level of nighttime activity, vandalism, noise, garbage on the streets, and a shortage of parking spaces in adjacent residential neighborhoods is also attributed to the presence of bars and restaurants open late into the evening.

BOUNDARY RECOMMENDATIONS

The land use survey of the Union Street commercial district verified that the main commercial strip covers the boundaries as currently defined, extending along Union Street from about Van Ness Avenue to Steiner Street, and along Fillmore Street from Union Street to Moulton Street. A school and several residential properties on Union Street between Van Ness Avenue and Gough Street are not included in the district. The boundaries of the proposed Union Street neighborhood commercial district are shown on Map 39 and include most of this existing district.

The Union Street neighborhood commercial district abuts Lombard Street to the north and Van Ness Avenue to the east. No refinements are proposed to the boundaries between each of these commercial districts. However, the land use survey did identify four commercial uses adjacent to the existing district, which had not been included within existing district boundaries. It is recommended that these properties be added to the proposed neighborhood commercial district boundaries. These lots contain a dry cleaners, a small grocery store, a plastering company, an art gallery, and a combined total of 17 residential units. Additionally, it is proposed that the zoning of a single family dwelling near the northeast corner of Buchanan and Union Streets be changed from C-2 to RH-2.

CONTROL RECOMMENDATIONS

The entire Union Street district is zoned C-2. The surrounding residential areas are generally zoned RH-2, although there are a variety of other residential zones including RH-3, RM-1, RM-2 and RM-3.

In 1978, the Board of Supervisors enacted a one-year moratorium on the approval of permits for bars, restaurants, places of entertainment, dance halls and discoteques. In 1979 the City Planning Commission and Board of Supervisors established the Union Street Special Use District which imposed a threshold on the maximum number of bars, restaurants, fast food establishments, and financial institutions permitted without special review by the City Planning Commission. Applicants to establish these businesses have sought special use approval. The proposed zoning controls for the Union Street district which would replace the existing permanent special use controls are listed in Table 23. They were derived from existing C-2 and interim SUD controls as well as proposed controls for the NC-2 district. The following discussion highlights the significant controls proposed for the Union Street district.

General Building Envelope Standards

The continuous street rhythm of Union Street is maintained by a wall of two- and three-story buildings. The 40 foot height district would be continued in order to help to ensure that Union Street's coherent building scale is preserved. Several new structures built in recent years testify how new buildings can damage the existing rhythms of building masses. The Wells Fargo Bank building at 1900 Union Street is



UNION PROPOSED ZONING

Map 39

- NCD BOUNDARY
- ▨ ADDITIONS
- ▧ DELETIONS



Except as noted, EXISTING ZONING is C-2 with Permanent S.U.D.

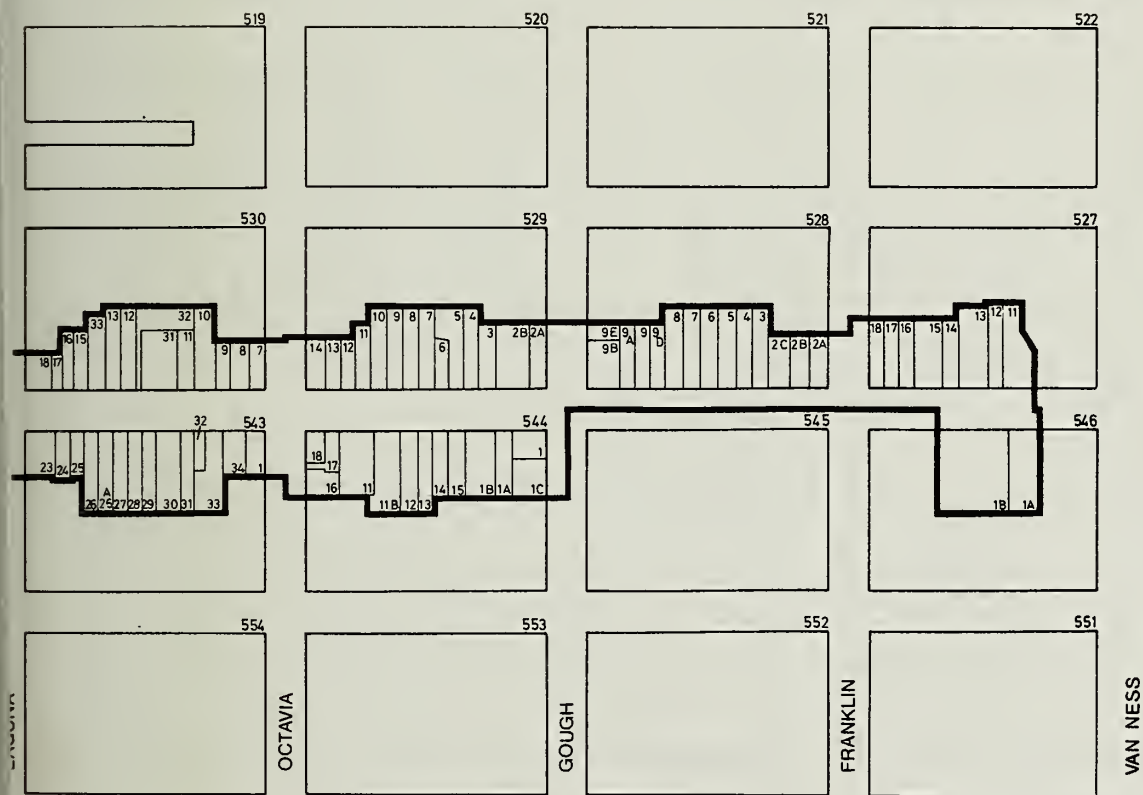


TABLE 23 - PROPOSED ZONING CONTROLS
UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

§ 731		
Sub-§	Zoning Category	Controls
GENERAL BUILDING ENVELOPE STANDARDS		
.10	Height	40 feet
.11	Lot Size	3500 sq.ft. * § 121.1
.12	Rear Yards	Required at second level and above §§ 134.1, 134.2
.13	Street Trees	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1

§ 731				
Sub-§	Zoning Category	§ References	Controls by Story	
.52	Personal Service	§ 790.110	1st	2nd +
.53	Business, Professional Service [Retail]	§ 790.100	P	P C
.54	Tourist Hotel	§ 790.46	C	C C
.55	Tourist Motel	§ 790.60		
.56	Auto Parking	§ 790.8	C	C C
.57	Gas Station, Service	§ 790.16		
.58	Auto Repair	§ 790.18		
.59	Auto Sale, Rental	§ 790.12		
.60	Animal Hospital	§ 790.6	C	
.61	Ambulance Service	§ 790.2		
.62	Mortuary	§ 790.58		

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108		
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56		

Institutions

.80	Hospital, Medical Center	§ 790.44		
.81	Other Institutions	§ 790.50	P#	C
.82	Public Facilities	§ 790.80	C	C C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P	C	C

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	P	
.41	Drinking Establishment [Bar]	§ 790.28	#		
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#		
.43	Restaurant	§ 790.90	#		
.44	Take-Out Food Establishment	§ 790.124	#		
.45	Movie Theater	§ 790.62	P		
.46	Adult Entertainment	§ 790.34			
.47	Place of Entertainment	§ 790.36	C		
.48	Amusement Game Establishment	§ 790.4			
.49	Financial Service [Retail]	§ 790.102	C		
.50	Limited Financial Service	§ 790.104	P		
.51	Medical Service	§ 790.106	P	P	C

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted
C = Conditional
= Blank Space indicates Not Permitted
* = Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

731.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42
.43
.44 C if 20 - 25% of commercial frontage is occupied by above uses;
NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.
731.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.
731.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

INDIVIDUAL DISTRICTS UNION

a one-story horizontal building which significantly deviates from the two- and three-story buildings of the 1800 block where building street frontages are less than 35 feet wide. A more dramatic example is the 2001 Union Street building. The six-story square office building has 120 foot sides, making the mass of the building much larger than any other in the entire district. In order to discourage large developments such as these in the future, the proposed lot size control would require conditional review for any new development or addition to an existing structure on a lot greater than 3500 square feet.

Due to the commercial popularity of Union Street, open space is very precious and most buildings occupy their rear yards. In order to protect the surrounding residences from the dense development of the commercial strip, as well as preserve access to light and air, rear yards would be required at residential levels and at the second and upper stories for new development.

Commercial and Institutional Standards

Although Union Street's individual commercial establishments vary in size, the street does not have many large commercial uses, the largest being the two auto repair garages, the Metro Theatre and the Pacific Heights Inn. The linear frontages for retail stores (used as an approximation for size) are generally under 25 feet and rarely greater than 40 feet. The subdivided upper-story offices are correspondingly small. In order to prevent the combinations of existing storefronts and to discourage new larger businesses, all new commercial establishments which exceed 2500 square feet would be subject to conditional review.

Commercial and Institutional Uses

Retail Sales and Services

Union Street is an intensely developed retail street, with retail stores on the first, second and third stories as well as in rear yards and basements. Of the 606 total commercial uses, 225 retail sales and 83 retail service uses occupy 75% of the total ground story linear commercial frontage in the district,



with 19 retail sales and 277 retail service uses in the upper stories. Retail sales, not specifically identified and controlled, would continue to be permitted on the first and second floors as a principal use but would be prohibited from the third story and above.

The number of bars and restaurants on Union Street has climbed from just 17 in 1960, to approximately 55 today. The number of establishments has doubled since 1973, and more than trebled since 1955. However, the overall number of eating and drinking establishments has not grown since the imposition of interim special use controls in 1979. Despite the leveling off in their growth, there are continuing complaints from neighborhood groups and individual residents regarding the noise, traffic, parking, and crime problems attributed to the large number of bars and restaurants. Parking problems are the most obvious effect of this over concentration of bars and restaurants. Eating and drinking establishments occupy approximately 22% of the ground floor commercial frontage. Most residents and merchants agree that additional bars and restaurants on Union Street are problematic. They occupy about 22% of the district's ground-story commercial frontage taking up about 1740 of the total 8100 feet. As the space occupied by eating and drinking places approaches 25% of the total ground-story commercial

frontage, the proposed control would require conditional use review on all new eating and drinking places (including liquor-serving establishments) locating in the district. In addition, all existing such uses seeking to expand or alter its existing space would need conditional use approval.

In addition to restaurants, entertainment uses on Union Street have aggravated the traffic, parking, noise, and vandalism problems. Therefore, in order to control these problems, conditional use review is proposed for new places of entertainment and dance halls at the ground story. Upper-story entertainment uses would be prohibited.

There are six financial institutions in the Union Street commercial area which adequately serve the needs of both residents and merchants. Additional banks and savings and loan institutions could force out neighborhood-serving establishments and result in the demolition of existing small-scale buildings. As noted earlier, some of the existing financial office buildings are visually disruptive and out of character with Union Street's design and scale. Therefore, in order to control these problems, new financial services would require conditional use review.

Business, professional, and medical offices as well as personal services (e.g. beauty salons, exercise studios) have proliferated on Union Street. Currently, 279 offices and 12 personal services operate in the district. Most of the offices are located above the ground floor in new commercial or converted residential buildings, occupying relatively small spaces. They attract clients from the neighborhood and throughout the city and region. As an established office district, Union Street would continue to permit new medical, personal, professional, and business services at the first and second stories, but these uses would have to prove their necessity for third-story

locations under the conditional use review process.

Non-Retail Sales and Services

Although Union Street is an established location for offices, maintaining office or service uses that serve the public directly, as opposed to those serving only other commercial businesses, is important and desirable for Union Street's retail orientation. Therefore, all non-retail commercial uses and services as well as light manufacturing and wholesale uses would be prohibited from locating in the district.

Conversion of Housing to Non-Residential Use

One of the most dramatic changes in land use on Union Street over the past two decades has been the conversion of upper-story residential units to commercial space. In some cases, upper-story office uses occupy three and four stories of a building. Retention of existing residential units is to be encouraged in the upper stories. Whereas commercial conversions of residential space at the ground story would be permitted, conversions of residential units at the second story and above would require conditional use authorization.

Residential Standards and Uses

To encourage development of new housing that is both in keeping with surrounding densities and feasible in mixed-use projects, the proposed dwelling unit density limit is one unit per 600 square feet of lot area. Since much of the surrounding residential area is zoned RH-2, the proposed density limit would allow for slightly higher densities in the commercial district, although the existing surrounding built densities vary considerably.



VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The Valencia Street neighborhood commercial district stretches over one mile between 14th and Army Streets, and includes a two-block section of 16th Street from Valencia to Dolores Streets. The district has long been a specialty commercial area where San Francisco residents have gone to buy home furnishings. As of late, neighborhood-serving businesses and an increasing number of restaurants have added to the mixed-use nature of Valencia Street. Due to the intensification of commercial areas in Eureka Valley and other parts of San Francisco, individual controls are necessary to preserve home furnishings outlets, auto repair, mortuaries, neighborhood-serving uses and upper-story residential units. The following description and purpose statement is proposed to be included in Article 7 for the Valencia Street district:

§ 703.32 Valencia Street Neighborhood Commercial District

The Valencia Street commercial district is located near the center of San Francisco in the Mission District. The district provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings and appliance outlets. The commercial district also has several automobile-related businesses and large light manufacturing operations. Eating and drinking establishments contribute to the street's mixed-use character and activity into the evening hours. There are an increasing number of upper-story professional and business offices, some of which have displaced residences.

The Valencia Street district has a pattern of

large lots and businesses as well as a sizable number of upper-story residential units. In keeping with the mixed-use character of the district, commercial development is encouraged mainly at the ground story and housing at the upper stories. While accommodating limited new office growth at the second story by conditional use, commercial uses are prohibited above the second story. Existing residential units are protected by requiring conditional use review for second-story conversions and prohibiting conversions above. Special controls are designed to monitor the scale of uses, but encourage continuous and varied retail frontage. Retail frontage is promoted by monitoring institutional uses, and prohibiting drive-up uses, most automobile uses, and new non-retail commercial uses.

HISTORY

The development of Valencia Street as a primarily commercial thoroughfare can be traced to the inauguration of a horse-drawn trolley system in 1863. In the late 1870s, electric street cars replaced the horses on the route between Valencia and 25th Street and the Embarcadero. Concurrently, between 1861 and 1863, the San Francisco and San Jose Railroad Company constructed a railroad line from San Mateo to a newly built terminal at 25th and Valencia Streets, enabling passengers to transfer from the railroad to the streetcar which would take them downtown via Market Street. These streetcars which led to the cemeteries in Colma brought about the development of several mortuaries on Valencia Street. The first commercial thoroughfare in San Francisco was 16th Street, the route between the Mission Dolores and the nearest salt-water harbor at Mission Bay. Accordingly, in the early nineteenth century 16th Street was lined with taverns and places of lodging.

INDIVIDUAL DISTRICTS VALENCIA

Between 1866 and 1891, a magnificent "pleasure garden" was located along Valencia Street between 13th and 15th Streets. Woodward Gardens contained a menagerie, natural history museum, sea-lion pond, aquarium, botanical conservatory, an art gallery with copies of European masterpieces, as well as carnival and amusement park attractions. By 1890, many of the lots on Valencia Street were filled with commercial-residential buildings, most of which were constructed in the Italianate and Stick styles. Most of Valencia Street, north of 20th Street, burned during the Earthquake and Fire of 1906. During the two decades following the earthquake, the great expansion of businesses on the "Mission Miracle Mile" spilled over to Valencia Street. The Valencia Theater was located near 14th Street where the Greek Orthodox cathedral now stands. The first public housing project in San Francisco, the Valencia Gardens between 14th and 15th Streets, was built in the late 1940s.

After World War II, many Irish, German, and Scandinavian residents moved to suburbs and were replaced by Hispanic people largely from Mexico and Central America. The economic and demographic changes affecting the Mission also brought about changes in the land use character on Valencia Street. Numerous automobile oriented uses replaced light industrial and retail uses on the street. At the same time, Latin American and ethnic groups opened new businesses, cultural centers and churches.

LAND USE ISSUES

In recent years, the Valencia Street district has undergone an increase in commercial activity due in part to the migration of people into the neighborhood and the commercial intensification of nearby Noe Valley and Eureka Valley. Since 1979, vacancies along Valencia Street have declined from 23 to 9. Several new eating and drinking establishments have opened, and the rate of commercial turnover has been high. Despite these trends, the over-intensification of commercial uses common to other individual districts has not reached the Valencia Street neighborhood commercial district.

In recent years, the pattern of land uses on Valencia Street has begun to change. Although the street has long been identified with automobile repair garages, home furnishing, and appliance and decorating outlets, there has been a reduction of these uses. Home furnishing and appliance outlets declined from 25 uses in 1979, to 20 stores in 1984, often replaced by retail and institutional storefronts. The overall number of automobile-related uses on Valencia Street similarly decreased from 32 uses in 1979 to 28 businesses in 1984. For example, two automobile repair shops and two auto sales parts stores were replaced respectively by a ski supply outlet and thrift store, and a flower storage warehouse and residence. Of the five mortuaries in the district in 1979, one has become the Valencia Rose cafe-cabaret and another is now the New College of California. The district is a center of activity for women-owned and operated businesses. A six-block stretch of the district near the San Francisco Women's Building contains a bookstore, cafe, bath house, crafts store, bar, and disco, all of which serve the women's community.

Valencia Street's affordable residential units are a valuable resource to its mixed-use character. The total number of dwelling units has not changed significantly since 1979, since conversion activity has been limited. The preservation, renovation and expansion of the district's housing stock, however, continue to be major land use concerns.

BOUNDARY RECOMMENDATIONS

The land use survey documented all land uses in the Valencia Street commercial district and verified that the commercial strip is defined along Valencia Street between 14th and Army Streets, with boundaries quite similar to those in the existing interim special use district. The boundaries of the proposed Valencia Street neighborhood commercial district include all of this existing district.

The Valencia Street proposed neighborhood commercial district intersects with several other commercial zoning districts. From 14th to 17th Streets, it is located almost

INDIVIDUAL DISTRICTS VALENCIA CONTROL RECOMMENDATIONS

entirely within a C-M district, except for 17th Street, which is zoned C-2. Valencia Street is paralleled by commercially-zoned Mission Street to the east throughout the entire length of the district. The Valencia Street district intersects an RC-1 cluster at 20th Street, and additional C-2 zonings at 21st, 22nd, and Army Streets. At 24th Street, it adjoins the proposed 24th-Mission neighborhood commercial district. Maps 40 and 41 depict the proposed boundaries between Valencia Street and all of its adjacent districts.

A two-block portion of 16th Street west of Valencia Street has been added to the district due to the similarities in the land uses and the needs for controls. They are currently zoned C-2 and consist of 50 commercial uses and 119 residential units. Among the commercial uses are 5 bars, 4 restaurants, a movie theater, a gas station, and an auto painting and body shop.



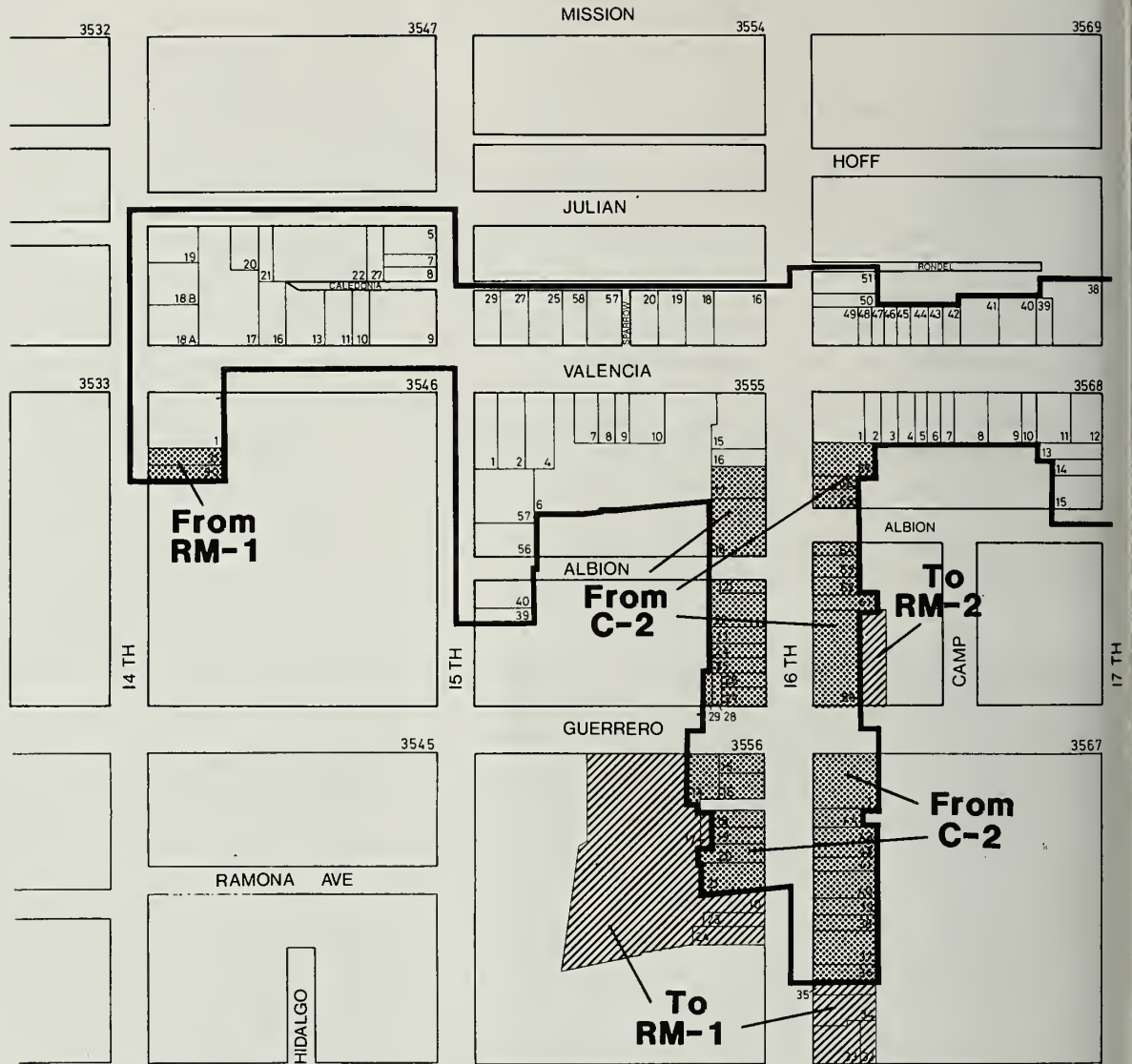
Valencia Street is presently zoned C-M from 14th to 20th Streets and C-2 between 20th and Army Streets. The 16th Street portion of the district is zoned C-2. The surrounding residential neighborhood is zoned RH-2, RH-3, RM-1, RM-2, RM-3, and RC-1. Neighboring Mission Street is zoned C-2. The study area generally lies in a 50-foot height district. For the past four years, the district has been regulated by an interim special use district which seeks to preserve the existing scale and mix of uses through establishing upper-story controls to preserve housing stock; limit restaurants, bars, fast food establishments, financial institutions and places which sell liquor for off-premises consumption; and prohibit drive-up uses. The proposed zoning controls for the Valencia Street district are listed in Table 24. They were derived from existing C-2, C-M, and interim special use district controls as well as proposed controls for the NC-3 district. The following discussion highlights the significant controls for the district.

Three commercially-used lots outside of the existing district are also incorporated into the proposed district. They include a pharmacy, a tee-shirt wholesaler, a bar, a retail space under construction, and four residential units. The proposed district also includes two lots from the former 24th-Mission interim special use district. Within these lots are a publications office, a beauty salon, a shoe repair shop, and eight apartments.

Only one deletion is proposed for the Valencia Street neighborhood commercial district--a four unit apartment house on San Jose west of 23rd Street. This building should be rezoned from C-2 to RH-3.

General Building Envelope Standards

A history of small light manufacturing and wholesaling enterprises along Valencia Street has established a pattern of large lots and horizontally-oriented industrial buildings. These uses are interspersed with two- and three-story mixed residential and commercial buildings whose heights and building widths (between 25 and 35 feet) do



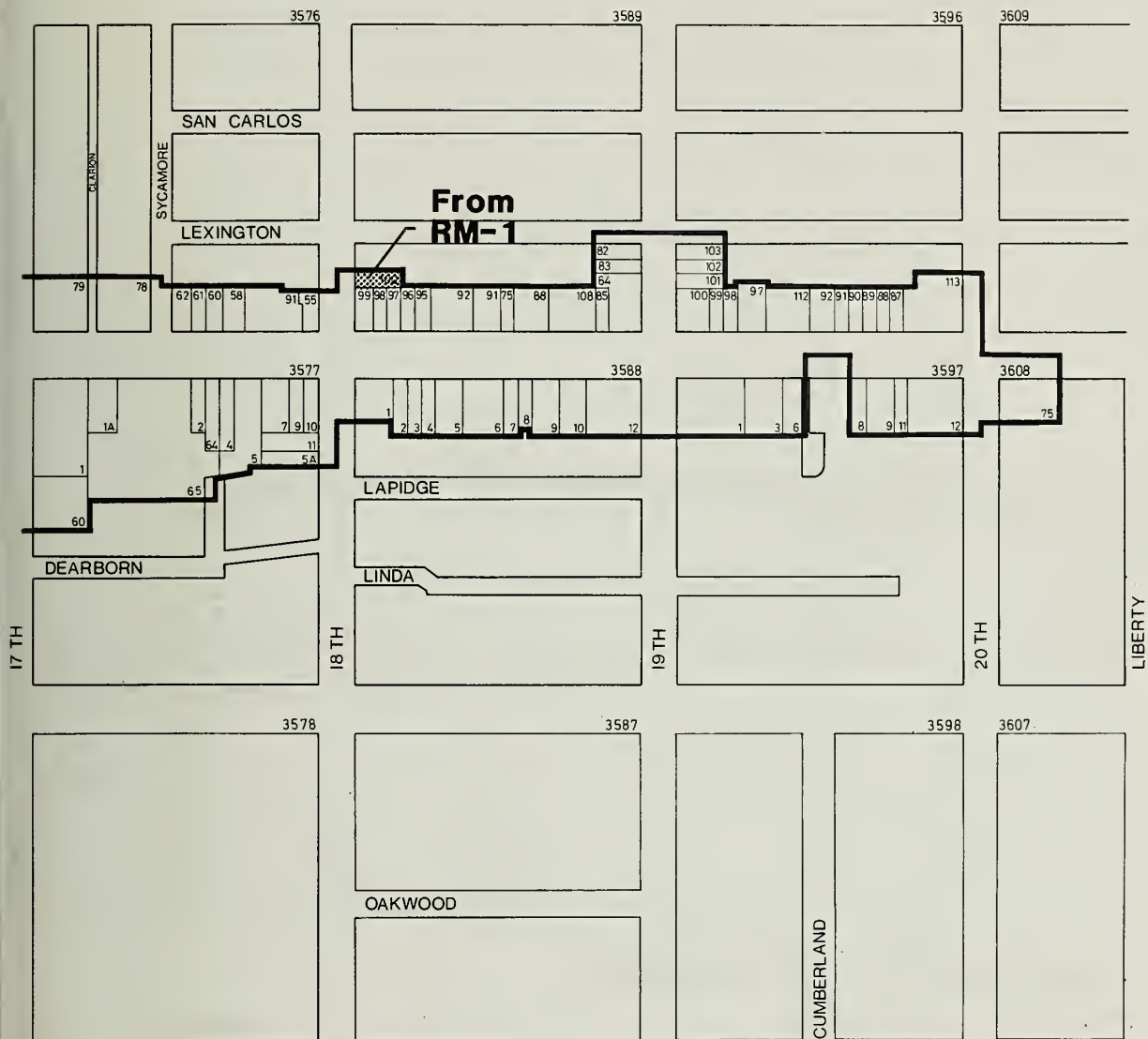
VALENCIA (14TH-20TH) PROPOSED ZONING

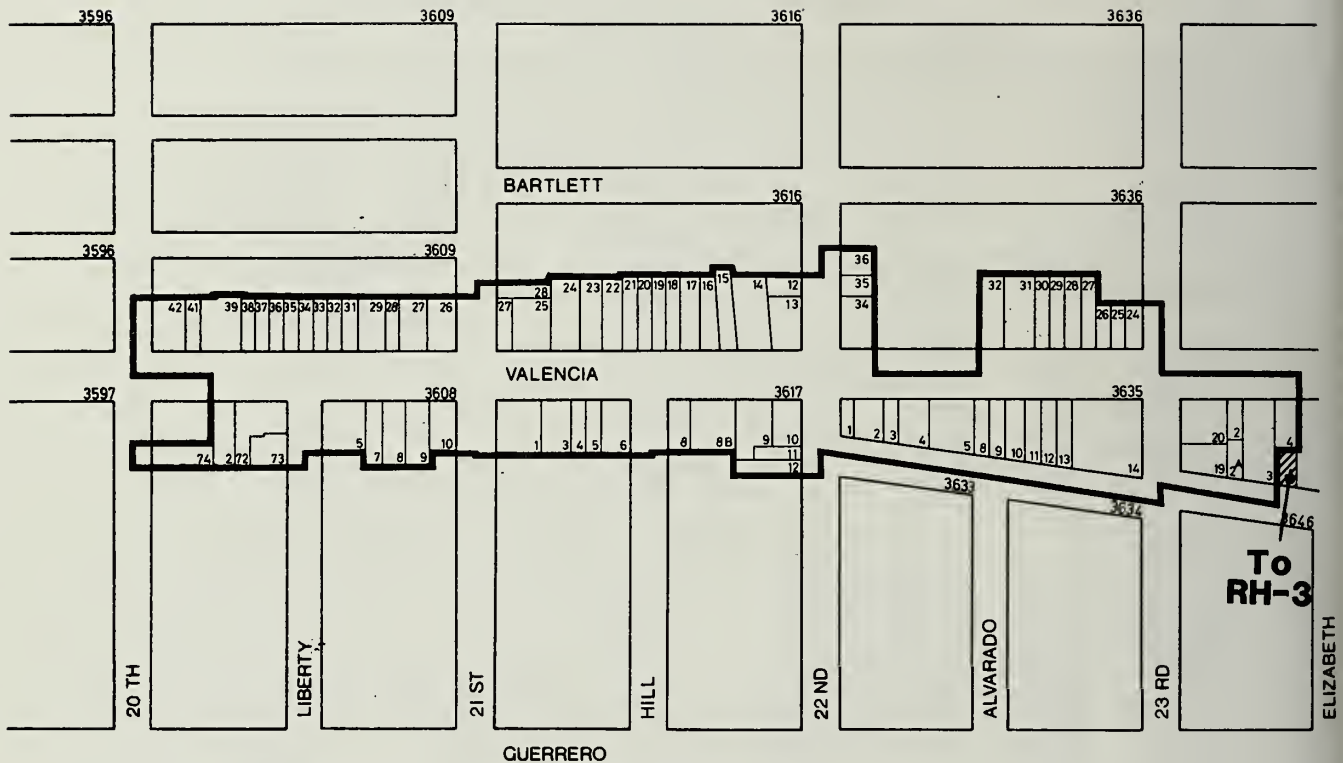
Map 40

- NCD BOUNDARY
- ▨ ADDITIONS
- ▨ DELETIONS



Except as noted, EXISTING ZONING is C-M with Interim S.U.D.





VALENCIA (20TH-ARMY)

PROPOSED ZONING

Map 41

- NCD BOUNDARY
- ▨ ADDITIONS
- ▩ DELETIONS



Except as noted, EXISTING ZONING is C-2 with Interim S.U.D.

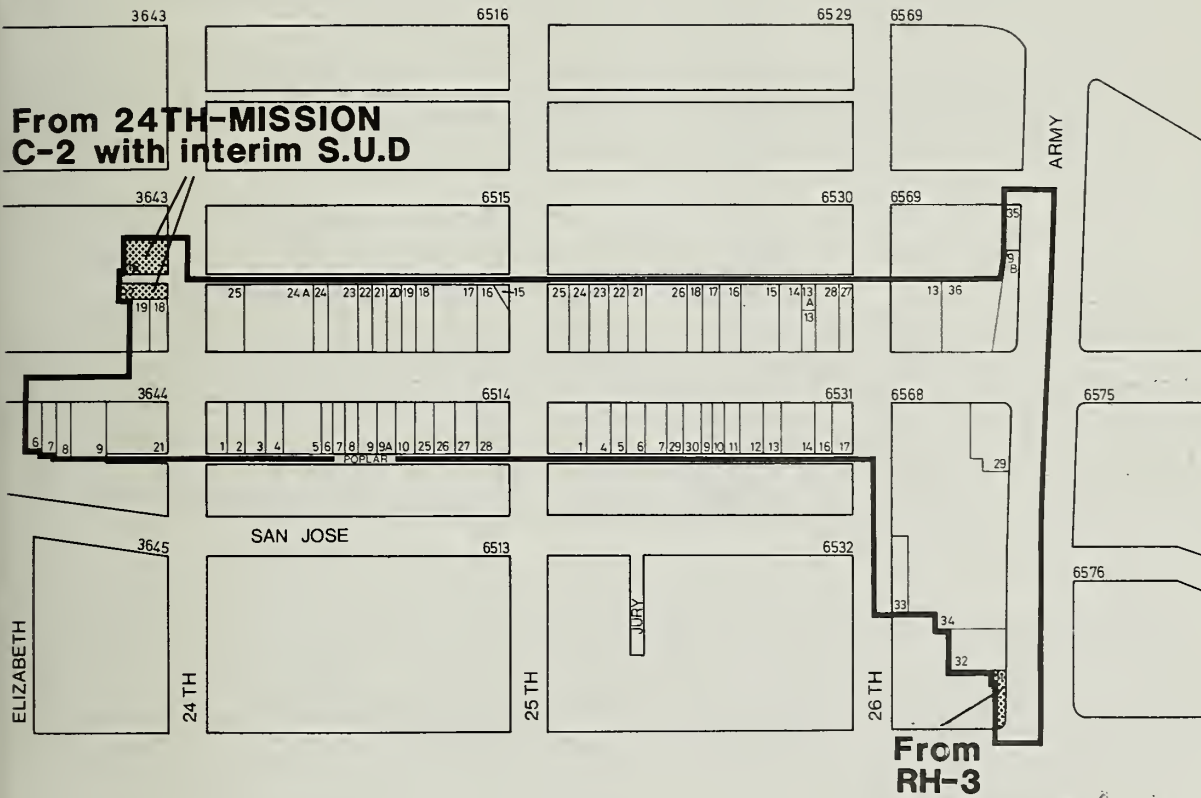


TABLE 24 - PROPOSED ZONING CONTROLS
VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

GENERAL BUILDING ENVELOPE STANDARDS			§ 732
Sub-§	Zoning Category	§ References	Controls
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 - 50 feet See Zoning Map
.11	Lot Size	§§ 790.57, 121	4500 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable
.21	Square Footage per Use	§ 790.118	3000 sq.ft. * §§ 121.3, 121.4
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1

§ 732			
Sub-§	Zoning Category	§ References	Controls by Story
.52	Personal Service	§ 790.110	1st 2nd 3rd +
.53	Business, Professional Service [Retail]	§ 790.100	P C
.54	Tourist Hotel	§ 790.46	C C
.55	Tourist Motel	§ 790.60	
.56	Auto Parking	§ 790.8	C C C
.57	Gas Station, Service	§ 790.16	
.58	Auto Repair	§ 790.18	C
.59	Auto Sale, Rental	§ 790.12	
.60	Animal Hospital	§ 790.6	C
.61	Ambulance Service	§ 790.2	
.62	Mortuary	§ 790.58	

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108	
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56	

Institutions

.80	Hospital, Medical Center	§ 790.44	
.81	Other Institutions	§ 790.50	P# C
.82	Public Facilities	§ 790.80	C C C

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	\$ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	\$ 790.32	
.28	Walk-Up Facility	\$ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	\$ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	\$ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	\$ 790.86	P	C	

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	\$ 790.92	P	C
.41	Drinking Establishment [Bar]	\$ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	\$ 790.30	#	
.43	Restaurant	\$ 790.90	#	
.44	Take-Out Food Establishment	\$ 790.124	#	
.45	Movie Theater	\$ 790.62	P	
.46	Adult Entertainment	\$ 790.34		
.47	Place of Entertainment	\$ 790.36	C	
.48	Amusement Game Establishment	\$ 790.4		
.49	Financial Service [Retail]	\$ 790.102	P	
.50	Limited Financial Service	\$ 790.104	P	
.51	Medical Service	\$ 790.106	P	C

.90	Residential Uses	\$ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	\$§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	\$§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area, § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	\$§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	\$§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	\$ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted
C = Conditional
= Blank Space indicates Not Permitted
* = Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No. Zoning Controls

732.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42
.43
.44 C if 20 - 25% of commercial frontage is occupied by above uses;

NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.

732.81 P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

732.90 P if not displacing retail and if retail provided at commercial frontage; C otherwise.

not differ greatly from other neighborhood commercial districts. Of the buildings on Valencia Street, 40% are two stories, 31% are three stories, while only 3% are greater than three stories in height.

Development opportunities are more likely to occur at the numerous one-story industrial buildings, vacant sites, and at auto sales or parking lots. One-story buildings comprise 17% of the buildings on Valencia Street, and many of these are built on lots whose dimensions measure over 5000 square feet. Two service stations alone occupy 24,500 square feet. The Salvation Army Thrift Store building's lot measures approximately 10,750 square feet, and several mortuaries, appliance, and furniture stores are located on lots over 7500 square feet in size. Other likely development opportunities are the 26 lots which are vacant or used for parking or auto sales, many of which are at street corners. These average about 6600 square feet each in size.

The retention of Valencia Street's 40-50 foot height districts and the proposed lot size control would serve to maintain the existing scale of development as well as control the placement and design of new development on large lots. Any new development or addition to an existing building on a lot greater than 4500 square feet would be subject to conditional review.

Most buildings in the Valencia Street district cover more than 85% of their lots, leaving small rear yards and limited interior block open space. Rear yards would be required at the second level and above and at all residential levels to buffer adjacent residences and to require all new residential development to set aside 25% of the lot area for rear yards.

Commercial and Institutional Standards

Many commercial uses in the Valencia Street district are large, and several uses are over 10,000 square feet in size. While many convenience businesses and eating and drinking establishments are under 2500 square feet in gross floor area, most appliance and furniture stores as well as

auto repair garages greatly exceed the latter figure, averaging about 5000 square feet in size. In order to ensure that new development would be of an appropriate scale, uses exceeding 3000 square feet would be subject to conditional review. The control would help preserve the street's existing small-scale storefronts by monitoring the development of uses larger than 3000 square feet.

Commercial and Institutional Uses

Retail Sales and Services

Most retail sales and services (which include most offices and personal services) would be regulated to preserve the existing district character. Valencia Street has a wide variety of retail uses. Its multi-story buildings typically contain residential uses in the upper stories. Occasionally, offices or expanding retail businesses occupy second-story space. Since 1979, offices have increased from 34 to 38, a 12% increase. In order to allow for new offices and expansion of retail businesses, but promote mixed-use development, most retail sales and service uses, except those restricted below, are permitted at the ground story, conditional at the second story, and prohibited above.

Eating and drinking establishments on Valencia Street have generally been few in number, although in recent years, more have been open in the evenings, bringing nightlife to the district. Although several new eating and drinking places have opened up, others have closed, and the overall net number of restaurants, bars, and take-out food outlets increased by only one restaurant since 1979. The new eating and drinking places have entered the district by occupying vacant storefronts, and by subdividing existing food establishments. With 19 bars, 5 take-out food outlets, and 20 restaurants, the 42 establishments currently occupy 10% of the district's commercially-used frontage, taking up 1500 of the district's 15,300 feet. Therefore, the proposed control would permit new eating and drinking establishments to locate in the district.

Currently, there are five entertainment use

n the Valencia district, four of which are places of entertainment, and one of which is a movie theater. Since 1979, two new entertainment uses have undergone special use review, one of which was approved. Under the proposed controls, conditional use review would continue to regulate new proposals for possible noise, operation, traffic, and late-night disturbance problems.

The only financial institution on Valencia Street is the Hibernia Bank at the corner of 2nd Street. Financial services would be permitted at the first story in the district in order to serve the needs of merchants and residents. Financial institutions would be excluded from the upper stories in order to control for their size and operations and to promote new mixed use developments.

Because the district already contains 18 auto repair garages and 4 service stations, the proposed controls are intended to discourage the development of additional automotive uses. Thus most automotive uses would be prohibited except one-story auto repair garages could be permitted as conditional uses. Parking garages or lots could be conditional uses to ensure adequate design review and to minimize potential access and traffic flow interruption problems.

Conversions of Housing to Non-Residential Uses

The Valencia Street district has approximately 940 dwelling units, most of which are located above commercial uses. Of the total residential stock, 848 units or 90% are located in the upper stories (474 units are in the second story alone). In order to preserve the existing affordable housing stock (which includes some 278 residential hotel rooms) and retain the mixed-use buildings, conversions of residential units to non-residential space would be permitted at the ground story, but would require conditional use review at the second story. No conversions would be allowed above the second story.

Residential Standards and Uses

To promote mixed-use projects, the proposed dwelling unit density is one unit per 600 square feet of lot area. Although most of the units are in buildings with 10 or more units, many of the units are in smaller buildings. On an average vacant lot of 6600 square feet, the proposed density limits would allow 11 units of about 750 to 1200 square feet. In addition, the proposed one space per unit residential parking requirement would be reduced by conditional review in accordance with provisions in § 163.



24TH STREET - (MISSION) NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

The 24th Street-Mission commercial district lies in the southeast corner of the Inner Mission district, running along 24th Street from Bartlett Street on the west to San Bruno Avenue on the east. It is lined by a diversity of small shops and restaurants with residential dwelling units on the second and third stories of the many old Victorian buildings. Recently, 24th Street has become more attractive to shoppers outside of the neighborhood who want to enjoy the area's Latin flavor. Due to these trends, coupled with some of the district's land use problems, namely the proliferation of bars, restaurants, and liquor stores, and the loss of upper story housing, an individual set of zoning controls specifically designed for the 24th Street-Mission neighborhood commercial district is recommended. The overall goals and concept of the district are expressed in the following description and purpose statement, to be included in Article 7:

§ 703.33 24th Street-Mission Neighborhood Commercial District

The 24th Street-Mission neighborhood commercial district is situated in the Inner Mission district. This mixed-use district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services, primarily Latin American in nature, to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other neighborhood and secondhand stores. Most commercial businesses are open during the day while the district's bars and restaurants are also active in the evening. Dwelling units are frequently located above the ground story commercial uses.

The 24th Street-Mission district is designed to provide for sufficient growth potential for development which is consistent with the existing medium-scale built pattern. Commercial uses are encouraged at the ground story and may be permitted at the second story by conditional use review. Existing upper-story housing units are preserved by prohibiting upper-story conversions of residences to commercial uses. Special controls are necessary to preserve the unique mix of convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, limits regulate the development and operation of eating and drinking establishments. Continuous retail frontage is maintained and encouraged by prohibiting most automotive and drive-up uses.

HISTORY

The 24th Street neighborhood commercial district was once part of the Bernal Ranch, one of several ranches in the Mission District. In 1852, two race tracks were built near 24th Street, the Union Race Track on South Van Ness Avenue and the larger Pioneer Race Track on Army Street. The San Bruno turnpike, an extension of Mission Street south to San Mateo was finished in 1858. In 1863, a horsecar route began operating from the waterfront to the 25th and Valencia Streets. In 1864, a railroad line from San Jose to San Francisco was finished which also terminated at the 25th and Valencia station.

The building boom in the Mission began in the 1870s and 1880s. Following the earthquake and fire in 1906, many businesses and working class residents (mostly Irish and Italians from North Beach) moved out to the Mission district for several years while the heart of the city was being reconstructed. By the 1930s, Mission Street was lined with

very prosperous stores and thus was named the "Mission Miracle Mile." As Mission Street provided primarily comparison goods and had a citywide orientation, the 24th Street commercial district emerged providing mainly convenience goods to its immediate residents.

Following World War II, many Inner Mission residents moved to the suburbs, while the new working class, mainly immigrants from Latin America, moved into the Mission. With immigration laws relaxed, the Spanish-surnamed population rose from 11% in 1950 to 57% in 1980. By the late 1950s and early 1960s, the results of the recent immigration became visible among new stores in the Inner Mission district, particularly 24th Street. Increasingly, there were restaurants, grocery stores, record shops, book stores, and other small specialty businesses selling food and merchandise from Nicaragua, El Salvador, Mexico, Cuba, and other Latin American countries.

The 24th Street district is distinct from other Latin American neighborhoods in the United States because its residents and businesses are primarily from Central and South America. Currently, population statistics for the area show that over 75% of the population in the 24th Street neighborhood area are ethnic minorities. The construction of BART between 1969 and 1971, with a station located at 24th Street and Mission, seriously disrupted shopping and parking along Mission Street, and many businesses shifted over to 24th Street.

LAND USE ISSUES

Although many of the stores cater to mainly local residents, a large number of businesses rely primarily on a larger citywide and regional market. Many of the street's latin-oriented restaurants, for example, attract people from all over the Bay Area. The York Theater is another 24th Street business which draws from outside the immediate area. As new business opportunities have been created, 24th Street has undergone rapid commercial growth.

The substantial number of eating and drinking establishments has raised concern about the balance of retail uses and the

concomitant nuisances generally associated with the proliferation of bars, restaurants, and liquor stores. Since 1979, bars alone have increased by 50%, from six to nine. In the past, both merchants and residents alike have been concerned about the increased levels of noise, traffic, late-night activity, trash, parking congestion, litter, crime, and vandalism often associated with a concentration of such establishments.

The lack of parking is another major problem in the district. Public parking is limited to on-street metered parking. Since there are no major public off-street parking facilities in the district, once parking spaces on 24th Street fill up, cars park on the adjacent residential streets. Also, double parking often blocks and impedes the traffic flow. As a result, the merchants feel that the lack of parking discourages potential customers from driving to the street. They have been looking for vacant sites which may provide public parking as well as retail and residential development. With only a few remaining vacant sites in the area, the potential for off-street parking is severely limited.

Public transportation into 24th Street is convenient and readily available to almost all parts of the city and the Bay Area. Two MUNI lines run along 24th Street, while several MUNI and regional bus lines cross 24th Street at major cross streets. From the 24th Street station, BART users can reach various parts of the Bay Area.

BOUNDARY RECOMMENDATIONS

The 24th-Mission commercial district is currently zoned C-2 with an interim special use district overlay along 24th Street from near Bartlett to Potrero Avenue. The boundaries of the proposed 24th-Mission neighborhood commercial district include most of the existing district.

Three additional commercial districts intersect or abut the existing 24th Street district--on the western end, the Valencia Street neighborhood commercial district; at the BART station on Mission Street; and at the eastern end, an additional C-2 zoned portion of 24th Street. Map 42 shows the



proposed 24th Street-Mission neighborhood commercial district and how the boundaries were drawn between these sets of districts.

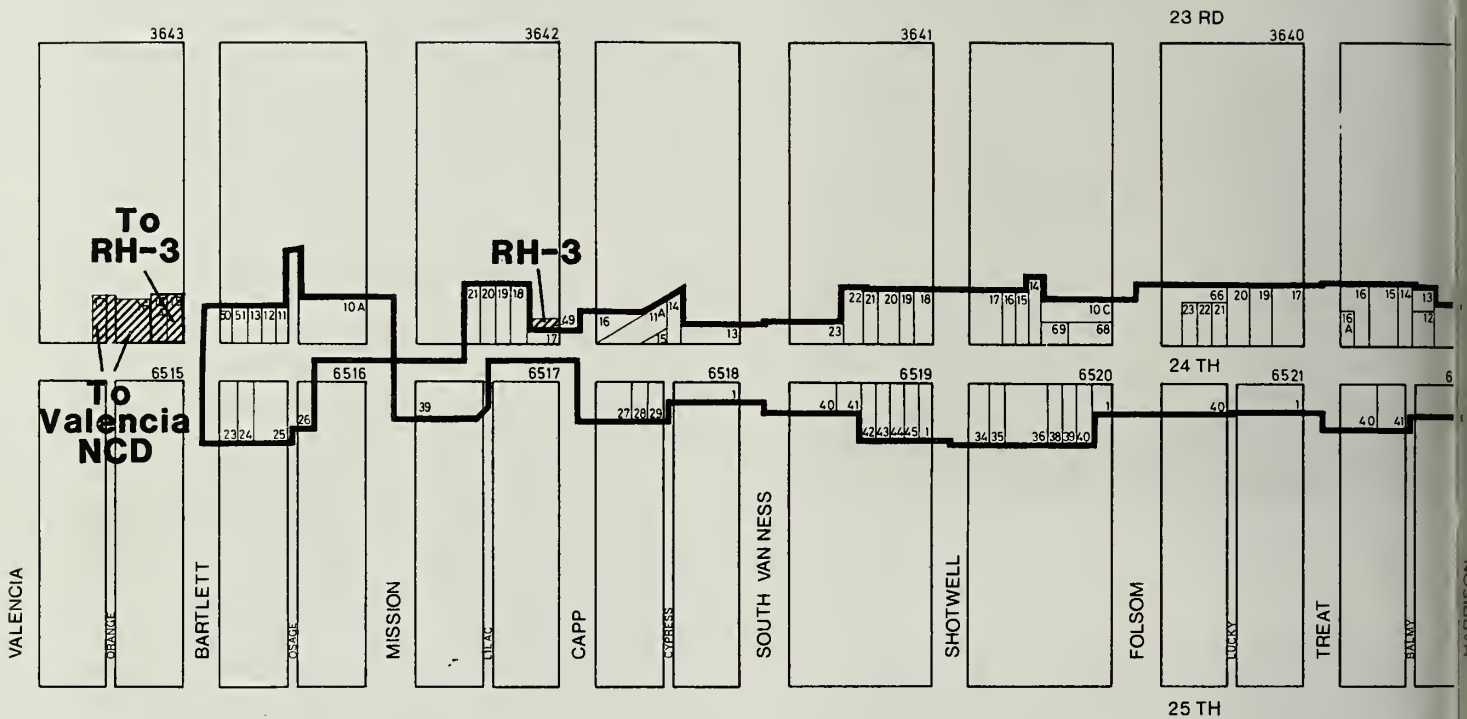
It is recommended that the two C-2 zoned commercially-used blocks of 24th Street east of Potrero Avenue up to San Bruno Avenue be added to the boundaries of the proposed neighborhood commercial district. These 16 lots contain the following land uses: 3 offices, 2 restaurants, a deli, a bar, a small grocery, a liquor store, a cleaners, an antique store, a church, an auto repair garage, a body shop, a vacant retail space, a wholesalers, a residential hotel, and 24 residential units.

One additional block of 24th Street, from San Bruno Avenue to Vermont Street, is currently zoned C-2, but is almost exclusively residential. These 16 lots should be rezoned from C-2 to RH-2. These lots contain 45 residential units as well as a dental center and lab and an animal clinic. The nonresidential uses within these blocks have been documented as nonconforming uses since they will become commercial uses within a residential district.

Additional modifications are still necessary for the proposed 24th-Mission neighborhood commercial district since boundary checks revealed that there were five lots were used solely for residences. Collectively, these lots contain 23 residential units. These lots should be rezoned to their nearest residential district. Finally, two lots on the extreme western end of the district are proposed to be deleted from the 24th-Mission district and added to the Valencia Street neighborhood commercial district boundaries. These two lots contain a publications office, a shoe repair shop, a beauty salon, and eight residential units.

CONTROL RECOMMENDATIONS

The 24th Street-Mission district is zoned C-2. The surrounding residential area is zoned predominantly RH-2 and RH-3 with some instances of RM-1 and one lot of RM-3 near Potrero Avenue. The district has been regulated over the past four years by a set of special use controls seeking to preserve the existing scale and mix of uses by setting thresholds on bars, restaurants, places of entertainment, financial institutions and establishing upper story controls to preserve housing. The proposed zoning controls for 24th Street are listed in Table 25. They were derived from the existing C-2 and interim special use district controls as well as the controls for the proposed NC-2 district. The text that follows discusses the significant controls for the 24th Street district.



24TH-MISSION PROPOSED ZONING

Map 42

- NCD BOUNDARY
- ADDITIONS
- DELETIONS
- NON COMMERCIAL CHANGES

Except as noted, EXISTING ZONING is C-2 with Interim S.U.D.



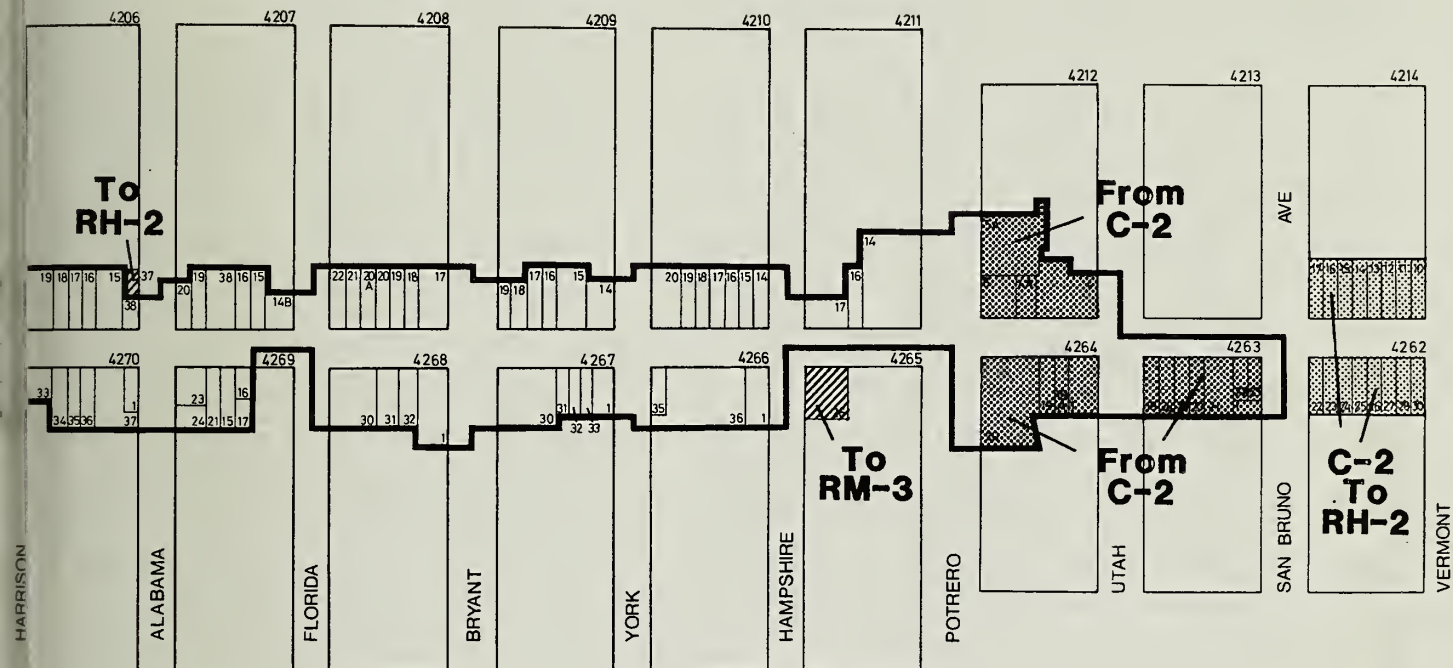


TABLE 25 - PROPOSED ZONING CONTROLS
24TH STREET - MISSION NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 733		
			Controls by Story		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	C	
.53	Business, Professional Service [Retail]	§ 790.100	P	C	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18	C		
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

Sub-§		Zoning Category	§ References	§ 733
GENERAL BUILDING ENVELOPE STANDARDS				
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 - 105 feet See Zoning Map	
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1	
.12	Rear Yards	§ 130	Required at second level and above §§ 134.1, 134.2	
.13	Street Trees	§ 143.1	Required § 143.1	

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only § 607.1	

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

	Residential Conversion	§ 790.86	Controls by Story		
			1st	2nd	3rd +
.30	Residential Conversion	§ 790.86	P		

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	C
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34		
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	P	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106	P	C

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

P = Permitted
C = Conditional
* = Blank Space indicates Not Permitted
= Standard may be modified under certain conditions; see Section referenced
= See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.

Zoning Controls

733.41 P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42
.43
.44 C if 20 - 25% of commercial frontage is occupied by above uses;

NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.

P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

P if not displacing retail and if retail provided at commercial frontage; C otherwise.

INDIVIDUAL DISTRICTS 24TH STREET (MISSION)

General Building Envelope Standards

The 24th Street-Mission neighborhood commercial district contains predominantly two- and three-story buildings; 40% of the district's buildings are two stories, and another 25% are three stories. In order to maintain the existing scale of development, the proposed height districts would remain generally at 40 feet, allowing for no more than four story buildings. Although the height district increases to 105 feet in the vicinity of the BART station, the predominant 40-foot height district would largely preserve the prevailing scale in most of the district.

The lot size control also would preserve the predominant building scale by requiring conditional review for any new development or addition to an existing structure on a lot larger than 3500 square feet. Along 24th Street proper, most of the lots are between 25 and 40 feet wide and 104 feet deep, making a majority of the lots on the street between 2700 and 4160 square feet in size. The lot size control would discourage the demolition of small buildings and their replacement with buildings whose scale would not reflect that of the district.

Many of the buildings in the 24th Street district have at least some rear yard. For new buildings, the proposed rear yard control would require a rear setback at the upper stories and at the ground story if residentially used. This requirement would allow for full nonresidential lot coverage at the first story and below, but provide an open space buffer for the upper story residential uses in and around the district.

Commercial and Institutional Standards

Individual commercial establishments in the 24th Street-Mission district vary in size, although most uses are under 2000 square feet in gross floor area. In order to preserve the existing scale of commercial businesses, closely related to the scale of buildings, all commercial uses which exceed 2500 square feet would be subject to conditional review. This control would monitor the combination of smaller

storefronts into larger businesses and the development of new large uses which could be out of scale with the commercial stores along 24th Street.

Commercial and Institutional Uses

Retail Sales and Services

Most retail sales and services along 24th Street would be permitted on the first two stories by the proposed controls--as a principal use on the ground story and as a conditional use at second story locations. The district's ground story space is considered sufficient to accommodate new retail sales and service uses. The third and fourth stories would be reserved for residential development. The current inventory of only six upper-story retail and office uses suggests a limited demand for such space.

Presently, the total 38 eating and drinking places occupy 23% of the commercial frontage taking up about 1780 of a total 7500 feet. The interim controls for eating and drinking establishments in the 24th Street district have been moderately successfully in curbing their growth. Since 1979, the number of restaurants has only increased by one, from 28 to 29. However, the number of bars has increased from six to nine. To regulate the proliferation of eating and drinking places in the district, conditional use review would be imposed on new bars, restaurants, take-out food places and liquor-serving establishments. Existing such businesses would require conditional use review for proposed expansions or alterations. A ceiling would be reached once 25% of the primary commercial frontage were occupied by eating and drinking establishments, and additional such uses would not be permitted.

One movie theater is located in the district. Entertainment uses, however, can add to the existing noise, parking and traffic congestion problems in the neighborhood. For those reasons, places of entertainment would be permitted only if demonstrated to be necessary and desirable uses through the conditional use process. They should be

considered in light of the proximity to the entertainment uses on Mission and Valencia Streets.

Only one financial office operates in the 24th Street district, while several others are located nearby on Mission Street. Financial offices have been regulated by interim special use district controls. It is recommended that the current special use control be abandoned in favor of permitting them at the ground story and below and prohibiting them above. More financial offices are needed to serve the surrounding residential and merchant community. The scale and design of such uses would be monitored under the square footage per use control.

Conversion of Housing to Non-Residential Use

In order to provide some room for commercial expansion, while at the same time retain most residential units in the district, conversions of ground-story residential units to commercial uses would be permitted without restriction; second-story conversions would be allowed only if justified by the conditional review process. Conversions above the second story would be prohibited. Of the 311 housing units in the district, 92% are located in the upper stories, with 195 units at the second story.

Residential Standards and Uses

Mixed use development is desirable for 24th Street and new housing should be built to conform with the prevailing densities on the street. Currently, the 311 units in the district are distributed in mixed use buildings each containing 12 or less units. The proposed dwelling unit density limit of one unit per 600 square feet of lot area would translate to between five and seven units per lot. At this density, new units would average between 600 and 700 square feet each. To maintain commercial uses at the ground story and promote continuous retail frontage, housing proposed for the district would be conditional on the ground story unless a retail storefront were provided.





24TH STREET - (NOE VALLEY) NEIGHBORHOOD COMMERCIAL DISTRICT

DESCRIPTION AND PURPOSE

Nestled in the heart of Noe Valley, 24th Street extends from Diamond Street on the west to Chattanooga Street on the east, including a section of Castro Street south to Elizabeth Street. It has long been the primary shopping district for Noe Valley residents. While it still retains its neighborhood orientation, 24th Street is increasingly frequented by visitors from outside the area, attracted to both its quiet, relaxed ambience and its remarkably complete selection of goods and services. Data analysis reveals that some land use problems, namely the proliferation of certain commercial uses such as bars and restaurants and the loss of housing on the upper stories, should be addressed with specially-tailored district controls. The following description and purpose statement for the 24th Street-Noe Valley neighborhood commercial district, is recommended for inclusion in Article 7:

§703.34 24th Street-Noe Valley Neighborhood Commercial District

The 24th Street-Noe Valley neighborhood commercial district is situated east of Twin Oaks, south of Eureka Valley, west of the Mission district, and northeast of Diamond Heights. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area with primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street-Noe Valley district is designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area.

Commercial uses are encouraged at the ground story, but new retail service growth requires conditional use review at the second story. New housing development is permitted and promoted in the upper stories. The proposed controls also seek to preserve the existing upper-story housing units on 24th Street, by prohibiting upper-story conversions. By prohibiting drive-up and most other auto-related uses, the controls are designed to prevent additional traffic and congestion on an already overburdened linear commercial strip. In order to maintain the variety and mix of retail sales and personal services along the commercial strip and to control the problems of traffic, congestion, noise, and late night activity, the location, distribution, and proliferation of certain potentially troublesome commercial uses, namely bars, restaurants, amusement enterprises, cabarets, hotels, and financial offices are regulated.

HISTORY

The history of Noe Valley began in 1848, when both Eureka and Noe Valleys were part of the San Miguel Rancho granted to Jose Noe by Governor Pio Pico. In the 1850s, Jose Noe sold 4300 acres of the rancho to John and Robert Horner, Mormon immigrants involved in the produce and shipping businesses, who built a new development called Horner's Addition. Castro, Noe, and Sanchez Streets were established by 1851 and by 1862, ran to 30th Street. Most of the residences in Noe Valley were built in the 1880s and 1890s. Prior to this time, only dairy cattle grazed among a few farm houses. In 1906, the Market Street Cable Railway extended their Castro Street line over the hill to 26th Street in the Noe Valley. This cable line remained until 1942 when it was converted to an electric line. The 24th Street commercial district, like many of San Francisco's neighborhood commercial

districts in hilly neighborhoods, developed along the lowest point throughout Noe Valley, long before the widespread use of the private automobile. This early commercial strip catered primarily to the frequent and recurring needs of local Noe Valley residents. 24th Street originated as a mixed-use street and in most cases, the ground-story storefronts were accompanied by upper-story residential uses.

LAND USE ISSUES

Over the past ten years, 24th Street's trade area has broadened considerably beyond the immediate Noe Valley neighborhood, attracting and serving both local residents and shoppers from a wider geographic area. As a result, 24th Street has experienced rapid commercial growth and new business opportunities have been created.

Recently, however, both merchants and residents of Noe Valley have complained that 24th Street is losing its neighborhood orientation and suffering from rapid commercial expansion. The most commonly cited problems include: loss or displacement of neighborhood-oriented goods and services, parking shortages, increased noise and congestion caused by the high concentration of bars and restaurants, and conversion of upper-story residences to commercial offices.

In recent years, several convenience stores have been replaced by specialty stores. A locksmith was replaced by Knish Konnection bakery and delicatessen. Marshall Cleaners was replaced by Danish Delights specialty clothing. Miguel's Upholstery was displaced by the Cradle of the Sun stained glass store. The preservation of 24th Street's commercial equilibrium becomes increasingly difficult to achieve as more specialty groceries and apparel stores continue to replace the district's convenience businesses.

The most obvious and dramatic increase in commercial activity on the street has been in eating and drinking establishments, boutiques, and specialty shops. 24th Street has 35 eating and drinking establishments: 6 bars, 23 restaurants, a restaurant with a full

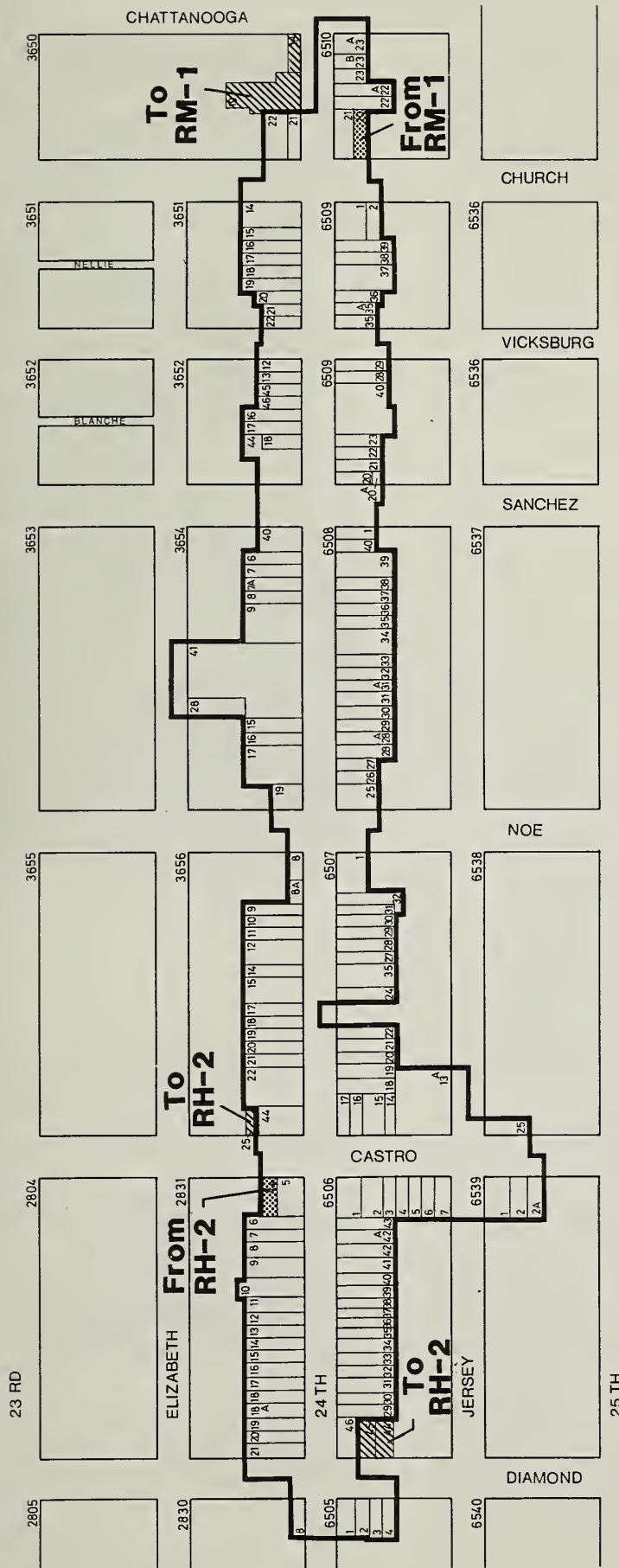
bar, and 5 take-out food establishments. They account for about 24% of the district commercial frontage. Since 1979, the number of these establishments has increased by 20%. Additionally, there has been a 31% increase in the number of financial, medical, and other business offices.

The 24th Street district contains many affordable residential units, located above ground-story commercial uses or in purely residential buildings, which are integral to its strong mixed-use character. About 32% of its ground floor frontage is used residentially. Some units have been converted to commercial use, but 391 housing units still remain, 88% of which are in the upper stories.

As a popular district which attracts numerous customers and vehicles, 24th Street has a shortage of parking, especially during peak shopping hours. There are 238 metered and unmetered spaces available to shoppers, employees and residents. Once the parking supply within the district is occupied, those seeking to park spill over into the surrounding residential blocks north and south of 24th Street. Drivers circling the immediate blocks seeking spaces increase the congestion levels on the main corridor. Some existing and future transportation demand can be absorbed by the available public transit. Two MUNI routes run along 24th Street, while three additional MUNI routes cross the street, providing crosstown service and direct access to MUNI Metro and BART light rail lines.

BOUNDARY RECOMMENDATIONS

A land use survey of the 24th Street commercial district verified that the main commercial strip is essentially as currently defined, extending on 24th Street from Diamond to Chattanooga, and on Castro Street from 24th to 25th Streets. However two residentially-zoned nonconforming uses adjacent to the existing district include three offices (two real estate and a travel agency) and five residences. These lots are included in the proposed 24th Street-Noe Valley neighborhood commercial district, shown on Map 43.



24TH-NOE VALLEY PROPOSED ZONING

Map 43

— NCD BOUNDARY
 ■ ADDITIONS
 ▨ DELETIONS



Except as noted, EXISTING ZONING is RC-1 with Interim S.U.D.

Additionally, five lots within, but at the fringes of, the existing commercial boundaries are completely residential. These lots are excluded from the proposed district and recommended for residential rezoning. Collectively, these lots--two on Diamond Street, two near Chattanooga Street, and one on Castro Street--provide 42 residential units, and the change in zoning would preclude the possibility of their converting to commercial uses. Because they are recessed from the primary portion of the commercial strip, their deletion from the district would not interrupt the continuity of the existing commercial frontage.

CONTROL RECOMMENDATIONS

The 24th Street-Noe Valley neighborhood commercial district is currently zoned RC-1. The surrounding residential neighborhood is zoned predominantly RH-2 and RH-3 with some RM-1 areas. The district has been regulated over the past four years by a set of interim special use district controls seeking to preserve the existing scale and mix of uses by setting thresholds on bars, restaurants, places of entertainment, financial institutions and establishing upper-story controls to preserve housing. The proposed zoning controls for 24th Street are listed in Table 26. They were derived from the existing RC-1 and interim special use district controls as well as those for the proposed NC-1 district. The text that follows discusses the significant controls proposed for the 24th Street district.

General Building Envelope Standards

The historical pattern of development along 24th Street is characterized by two- and three-story residential buildings with commercial uses at the ground level. 40% of the district's buildings are two stories, and another 42% are three stories. Significant development opportunities exist in the 24th Street-Noe Valley neighborhood commercial district. A gasoline station has almost 11,000 square feet while The Segunda Iglesia Bautista church sits on a 8650 square foot lot. The St. Phillips convent has two vacant lots totalling 6270



square feet. The two single-story Bell Markets and their parking lots combine for 49,000 square feet of developable land. The single-story Maytag Highlander Center and its parking occupy a 5700 square foot lot.

For future development, the 40 foot height limit and lot size control would help to maintain the existing scale and encourage the preservation of most existing buildings. By requiring conditional review for any new development or addition to an existing structure on a lot larger than 3500 square feet, the lot size control would discourage the demolition of small buildings and their replacement with buildings whose scale would not reflect that of the district. Along 24th Street proper, most of the lots are between 25 and 35 feet wide and 114 feet deep, making a majority of the lots on the street between 2850 and 3990 square feet in size.

More than half of the buildings in the 24th Street district have at least a 25% rear yard. Rear yards would be required at all levels to assure the protection and continuation of the established, mid-block, landscaped open space corridors in the 24th Street commercial district and to buffer surrounding residences from the impacts of new commercial uses on 24th Street. Thus, under the height district and use controls by story, typical future development in the district might include two stories of commercial development below two stories of residential development with the building footprint covering the front 75% of the lot.

Commercial and Institutional Standards

Individual commercial establishments in the 24th Street-Noe Valley neighborhood commercial district vary in size, although most uses are under 2000 square feet in gross floor area. In order to preserve the existing scale of commercial businesses, all commercial development which exceeds 2500 square feet would be subject to conditional review. This control would monitor the combination of smaller storefronts and the development of new large uses along 24th Street. Small storefronts provide frequent building entries which increase sidewalk activity and visual interest for pedestrians.

Commercial and Institutional Uses

Retail Sales and Services

General retail sales and services, consisting of convenience and specialty shopping, are necessary and desirable in 24th Street. To continue to allow for and promote such activity at the ground story, retail sales and services (not specifically identified) would be permitted, but at the second story, they would require conditional use review.

Despite the interim controls for eating and drinking establishments, the number of these establishments has increased from 29 in 1979 to 35 currently. These eating and drinking establishments presently occupy 24% of the district's ground-story commercial frontage taking up about 1090 of

the district's total 4990 feet. The overabundant restaurants and bars have displaced necessary convenience retail uses and driven up rents, thereby restricting the variety of commercial uses in the district. Additionally, some have created nuisances for the surrounding residential neighborhood. Thus, the eating and drinking activity on 24th Street would be regulated by requiring that new restaurants, bars, take-out food establishments and places serving liquor as well as any intensification of existing such establishments be monitored through conditional use review. Once the percentage of commercially-used frontage occupied by eating and drinking establishments reached 25%, no additional uses of this nature would be permitted. Alterations or expansions of existing bars and restaurants would still require conditional use authorization.

Entertainment uses also could create problems for the neighborhood, especially relative to parking and traffic congestion. Although there are no entertainment uses in the neighborhood, places of entertainment would be permitted only if the conditional use process demonstrates their necessity and desirability.

Four financial offices are currently located in the 24th Street district: two banks and two savings and loans. These neighborhood serving offices, however, could proliferate by competing with and displacing other smaller neighborhood serving retail sales and services. For example, the Wells Fargo mini-branch replaced a neighborhood greeting cards store. Also, new bank or savings and loan design often does not respect the existing scale and character of a neighborhood by replacing older buildings with bulky modern structures. They also tend to break up the "live" retail frontage and continuity of an area since banks are closed in the late afternoon and on weekends and tend to screen their ground-story space from pedestrians passing by. The three-story Coast Savings building standing ominously at the corner of 24th and Noe, has a massive shingled exterior and reflective glassed bay windows that conflict with the more sedate wood and stuccoed Victorian buildings that line the street. Recently, major financial institutions have

TABLE 26 - PROPOSED ZONING CONTROLS
24TH STREET - NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT

Sub-§	Zoning Category	§ References	§ 734		
			1st	2nd	3rd +
.52	Personal Service	§ 790.110	P	C	
.53	Business, Professional Service [Retail]	§ 790.100	P	C	
.54	Tourist Hotel	§ 790.46	C	C	
.55	Tourist Motel	§ 790.60			
.56	Auto Parking	§ 790.8	C	C	C
.57	Gas Station, Service	§ 790.16			
.58	Auto Repair	§ 790.18			
.59	Auto Sale, Rental	§ 790.12			
.60	Animal Hospital	§ 790.6	C		
.61	Ambulance Service	§ 790.2			
.62	Mortuary	§ 790.58			

Non-Retail Sales and Services

.70	Non-Retail Service	§ 790.108			
.71	Light Manufacturing, Wholesaling	§§ 790.94 790.56			

Institutions

.80	Hospital, Medical Center	§ 790.44			
.81	Other Institutions	§ 790.50	P#	C	
.82	Public Facilities	§ 790.80	C	C	C

GENERAL BUILDING ENVELOPE STANDARDS			§ 734
Sub-§	Zoning Category	§ References	Controls
.10	Height	§§ 102.11, 106, 201 Article 2.5	40 feet
.11	Lot Size	§§ 790.57, 121	3500 sq.ft. * § 121.1
.12	Rear Yards	§ 130	Required at grade level and above §§ 134.1, 134.2
.13	Street Trees	§ 143.1	Required § 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	Not Applicable	
.21	Square Footage per Use	§ 790.118	2500 sq.ft. * §§ 121.3, 121.4	
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	
.24	General Advertising Signs	§§ 602, 604, 608	Not Permitted § 607.1	
.25	Business Signs	§§ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st story only § 607.1	

RESIDENTIAL STANDARDS AND USES

.26	Outdoor Activity	§ 790.76	P in front; C elsewhere
.27	Drive-Up Facility	§ 790.32	
.28	Walk-Up Facility	§ 790.130	P if recessed 3 ft.; C otherwise
.29	Hours of Operation	§ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

		Controls by Story		
		1st	2nd	3rd +
.30	Residential Conversion	P		
		§ 790.86		

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	§ 790.92	P	C
.41	Drinking Establishment [Bar]	§ 790.28	#	
.42	Drinking Establishment [Excluding Bar]	§ 790.30	#	
.43	Restaurant	§ 790.90	#	
.44	Take-Out Food Establishment	§ 790.124	#	
.45	Movie Theater	§ 790.62	P	
.46	Adult Entertainment	§ 790.34		
.47	Place of Entertainment	§ 790.36	C	
.48	Amusement Game Establishment	§ 790.4		
.49	Financial Service [Retail]	§ 790.102	C	
.50	Limited Financial Service	§ 790.104	P	
.51	Medical Service	§ 790.106	P	C

.90	Residential Uses	§ 790.88	P#	P	P
.91	Residential Density, Dwelling Units	§§ 207.1 790.88(a)	1 unit per 600 sq.ft. lot area § 211 (b)		
.92	Residential Density, Other Residential Uses	§§ 207.1 790.88(a)	1 bedroom per 210 sq.ft. lot area § 211 (c)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A		
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	Generally, 1 space per unit * §§ 151, Table 4, 151.1		
.95	Community Residential Garage	§ 790.10	C	C	C

§ 709 KEY TO SYMBOLS USED IN THIS CHART

- P = Permitted
 C = Conditional
 = Blank Space indicates Not Permitted
 * = Standard may be modified under certain conditions; see Section referenced
 # = See specific provisions listed by Section and Subsection number below

SPECIFIC PROVISIONS

Sub-§ No.	Zoning Controls
734.41	P if less than 20% of commercial frontage is occupied by eating and drinking establishments listed in sub-§§ .41, .42, .43, and .44;
.42	
.43	
.44	C if 20 - 25% of commercial frontage is occupied by above uses;
	NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses.
734.81	P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.
734.90	P if not displacing retail and if retail provided at commercial frontage; C otherwise.

been installing limited branches, relying on their automated teller machines to provide consumer services and ignoring merchant services. In order to control for these problems, conditional use review is proposed for new financial services on 24th Street.

Local merchants as well as businessmen have long complained about the lack of space for expansion. Given that offices are generally less dependent on street traffic than are retail uses, some of the existing ground-story offices could relocate to new second-story space, providing some additional ground-story commercial space for retail use. The proposed 24th Street-Noe Valley controls would permit offices and any service uses directly serving the public at the ground story as permitted uses and at the second story as conditional uses, subject to conversion provisions. These controls would provide for controlled expansion in the first two stories.

Residential Standards and Uses

Mixed-use development is desirable for 24th Street and new housing should be built to conform with the prevailing densities on the street. Thus, the proposed dwelling unit density limit of one unit per 600 square feet of lot area would translate to between four and seven units per lot. At this density, new units would average between 600 and 700 square feet each.

Conversion of Housing to Non-Residential Uses

The 24th Street-Noe Valley district was reclassified in the 1978, from C-2 to RC-1, in order to preserve existing housing. RC-1 controls regulate upper-story conversions and other commercial uses by conditional uses. Special use controls have also regulated upper-story conversions during the past four years, during which four cases involving conversions of upper-story housing to commercial uses have been reviewed, three of which were disapproved.

Currently, 24th Street contains 392 residential units, with 47 on the first story and below, 203 units on the second story and 141 units on the third story. Most of the upper-story uses are residential except for 3 second-story retail uses and 21 upper story offices. The proposed controls would preserve existing housing units by permitting conversions to nonresidential uses at the first story, and prohibiting them on the upper stories. These ground-story residential units could accommodate new retail and office demand and provide the local business community with opportunities to expand.







IV. PROCEDURES

This chapter presents a proposal to add a Consent Calendar option and other revisions to conditional use review procedures. The Code amendments would establish review criteria and procedures designed specifically for conditional uses in neighborhood and general commercial districts.

The procedures are similar to those currently in effect for conditional use applications in other zoning districts, except that in addition to the regular public hearing process, the procedures include an option which would allow the Zoning Administrator to schedule non-controversial conditional use cases for action by City Planning Commission Consent Calendar. The recommendation for Consent Calendar action, including any conditions of approval, would be posted on the property, published in the newspaper, and mailed to interested parties 20 days prior to the Consent Calendar hearing. If the recommendation were appealed by the applicant, 10 property owners within 300 feet of the subject property, or a City Planning Commissioner, it would be removed from the Consent Calendar and scheduled for a full public hearing.

Also proposed is a Code amendment which would not allow a conditional use to be reconsidered for expansion or modification

within two years of City Planning Commission authorization of the original use. Review criteria are revised to apply specifically to neighborhood commercial conditional uses. The procedures would also be used in the review of proposed exceptions to building standards (see Chapter V).



§ 315 NEIGHBORHOOD AND GENERAL COMMERCIAL CONDITIONAL USE
PROCEDURES

§ 315.1 **General.** The City Planning Commission shall hear and make determinations regarding conditional uses in specific situations where this authorization is provided for in Subsections .30 through .91 and .95 of Sections 710 through 734 for each Neighborhood and General Commercial District. The procedures for conditional uses shall be as specified in this section.

§ 315.2 **Applications and Filing.**

- (a) **Who May Apply.** An application for a conditional use may be initiated by the owner, or authorized agent for the owner, of the property for which the conditional use is sought.
- (b) **Where to File Application.** Applications shall be filed in the office of the Department of City Planning.
- (c) **Content of Applications.** The content of applications will comply with the policies, rules, and regulations of the Zoning Administrator and the City Planning Commission. All applications will be completed on prescribed forms and will contain or be accompanied by all information required to assure the presentation of pertinent facts for the permanent record. The applicant will be required to file the information needed for the preparation and mailing of notices, as specified in Section 315.5.
- (d) **Verification of Application.** Each application filed by or on behalf of one or more property owners will be verified by at least one owner, or authorized agent, attesting to the truth and correctness of facts, statements and information presented.
- (e) **Application Fees.** Before accepting any conditional use application for filing, the Department of City Planning will charge and accept a fee in accordance with Section 351(c)(1-8) of this Code.
- (f) **Exemption.** Any fraternal, charitable, benevolent, or any other non-profit organization having a regular membership associated primarily for civic welfare, with revenue accruing therefrom to be used exclusively for the non-profit purposes of said organization, and which organization is exempt from taxation, under the Internal Revenue laws of the United States as a bonafide fraternal, charitable, benevolent, or other non-profit organization shall be exempt from paying the conditional use application fees specified in Section 351(c)(1-8) of this Code.

§ 315.3 Criteria for Conditional Uses.

- (a) **General.** The Zoning Administrator may make a recommendation regarding approval of a conditional use, and the City Planning Commission may approve the application and authorize a conditional use, if facts are presented to establish that the use or feature as proposed will conform to the following standards for review of conditional use applications.
1. The proposed use or feature will comply with all the applicable provisions of this Code; and
 2. The use or feature as intended will be consistent with the policies and objectives of the Master Plan for Neighborhood and General Commercial Districts; and
 3. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide development that is in conformity with the stated purpose of the Neighborhood or General Commercial District, as set forth in Sections 703.1 through 703.34 for each district; and
 4. The proposed use or feature will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the community, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (A) The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;
 - (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, or odor;
 - (D) Treatment given, as appropriate, to such aspects as landscaping screening, open spaces, parking and loading areas, service areas, lighting, and signs.

- § 315.4 Zoning Administrator Review, Scheduling of Hearing, and Recommendation.** The Zoning Administrator will review and schedule conditional use applications for City Planning Commission determination; either on Consent Calendar, with a recommendation regarding approval of the application; or at a Public Hearing, without a recommendation.

- (a) **Scheduling of Hearing.** After an application for conditional use is filed at the Department, the Zoning Administrator will review the application, make a recommendation for determination, and set a time and place for hearing of that application within a reasonable period.
- (b) **Consent Calendar with Recommendation.** After reviewing an application, the Zoning Administrator may recommend approval, approval with conditions, or disapproval of the conditional use, placing that recommendation on Consent Calendar; if the facts presented establish that the proposed use or feature is in conformity with the criteria set forth in Section 315.3.
- (c) **Public Hearing without Recommendation.** After reviewing an application, the Zoning Administrator may determine that the public interest would best be served by a City Planning Commission review of the proposed use or feature; scheduling the application for a Public Hearing.
- (d) **Report and Recommendation.** In all actions for conditional uses, the Zoning Administrator will make necessary investigations and studies and submit his findings to the Director of the Department of City Planning. The report and recommendation of the Director will be submitted at the hearing.

§ 315.5 **Notice of Recommendation and Hearing.** After review of an application for conditional use and scheduling of the hearing for determination the Zoning Administrator will give notice as detailed in this section.

- (a) **Consent Calendar Notice.** Notice of the Zoning Administrator's recommendation regarding approval of a conditional use application and scheduling of recommendation as a consent calendar item will be given as follows:
 - 1. By mail to the applicant or other person or agency initiating the action; and
 - 2. Posted on the subject property; and
 - 3. By publication at least once in a newspaper of general circulation in the city not less than 20 days prior to the scheduled date of the appearance of the item on the City Planning Commission Consent Calendar; and
 - 4. Mailed to property owners within 300 feet of the proposed use as well as groups or individual requesting such notice at least 20 days prior to the scheduled date of the appearance of the item on the City Planning Commission Consent Calendar.
 - 5. Such other notice as the Zoning Administrator shall deem appropriate.

(b) **Public Hearing Notice.** Notice of the time, place, and purpose of the hearing on an action for a conditional use shall be given by the Zoning Administrator as follows.

1. By mail to the applicant or other person or agency initiating the action; and
2. Posted on the subject property; and
3. By publication at least once in a newspaper of general circulation in the city not less than 20 days prior to the date of the hearing; and
4. Mailed to property owners within 300 feet of the proposed use as well as groups or individual requesting such notice, at least 20 days prior to the hearing.
5. Such other notice as the Zoning Administrator shall deem appropriate.

§ 315.6 Appeal of Consent Calendar Recommendation. Appeal of the Consent Calendar recommendation or determination may be made to the City Planning Commission in accordance with this section.

(a) **Who may appeal.**

1. The applicant; or
2. Ten or more property owners or tenants of the residential or commercial property within 300 feet of the exterior boundaries of the subject property; or
3. An established neighborhood group; or
4. Any City Planning Commissioner.

(b) **Filing Appeal and Rescheduling.**

1. **Written Appeal.** A Consent Calendar recommendation may be appealed by written notice within 20 days of the date of the Consent Calendar hearing.
2. **Called Off Calendar.** An appeal may be made at the Consent Calendar hearing by calling an item off calendar.
3. **Rescheduling Item for Hearing.** Items which are appealed or called off Consent Calendar will be rescheduled for City Planning Commission review and determination at a Public Hearing.

§ 315.7 **City Planning Commission Hearing and Determination.** The City Planning Commission will make determinations regarding the authorization of conditional uses on a Consent Calendar or at a Public Hearing.

- (a) **Consent Calendar.** The City Planning Commission will consider the Zoning Administrator's recommendation, as shown on Consent Calendar, and make a determination regarding authorization of the conditional use.
 - 1. **Determination.** After considering the Zoning Administrator's recommendation regarding authorization of a conditional use, the City Planning Commission may concur with that recommendation, as shown on consent calendar, without public testimony unless there is an appeal or the item is called off calendar as provided for in Section 315.6.
 - 2. **Decision.** Such action taken by the City Planning Commission to approve, approve with conditions, or disapprove a conditional use application, as shown on the Consent Calendar, shall be final except upon filing of a valid appeal to the City Planning Commission as provided for in Section 315.6.
- (b) **Public Hearing.** The City Planning Commission will review conditional use applications at a public hearing and make determinations regarding authorization of conditional uses.
 - 1. **Continuation of Hearing.** The City Planning Commission will determine the instances in which the cases scheduled for hearing may be continued or taken under advisement. In such cases, new notice need not be given of the further hearing date, provided such date is announced at the scheduled hearing.
 - 2. **Determination.** After reviewing a conditional use application, the City Planning Commission may authorize a conditional use or authorize a conditional use with conditions if the facts presented establish that the proposed use or feature is in conformity with the criteria set forth in Section 315.3.
 - 3. **Decision.** Such action by the City Planning Commission, in either approving or disapproving the conditional use application shall be final except upon filing of a valid appeal to the Board of Supervisors as provided for in Section 308.1 of this Code.

§ 315.8 Compliance, Continuation, and Reconsideration.**(a) Compliance.**

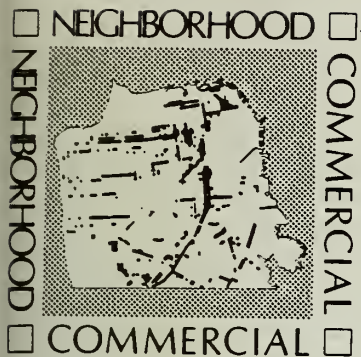
1. **Conditions.** When authorizing a conditional use as provided herein, the City Planning Commission, or the Board of Supervisors on appeal, shall prescribe such additional conditions, beyond those specified in this Code, as are in its opinion necessary to secure the objectives of this Code. Once any portion of the conditional use authorization is utilized, all such conditions pertaining to such authorization shall become immediately operative. The violation of any condition so imposed shall constitute a violation of this Code and may constitute grounds for revocation of the conditional use authorization. Such conditions may include time limits for exercise of the conditional use authorization; otherwise, any exercise of such authorization must commence within reasonable time.
2. **Modification of Conditions.** Authorization of a change in any condition previously imposed in the authorization of a conditional use shall be subject to the same procedures as a new conditional use, and subject to Section 315.8(c).

(b) Continuation.

1. **Continuing a Conditional Use.** Except where time limits are otherwise specified as a condition of authorization, any conditional use that has been established as authorized by the City Planning Commission may continue as authorized so long as it is not changed to another use or feature, or discontinued for a continuous period of three years, or otherwise abandoned.
2. **Change in a Conditional Use.** A conditional use shall not be restored when so abandoned, or changed to another use or feature that is classified as a conditional use in the district in which it is located, or significantly altered or intensified, except upon approval of a new conditional use application by the City Planning Commission, subject to Section 315.8(c).
3. **Automatic Conditional Use.** Where a use or feature classified as a conditional use in the district in which it is located lawfully exists at the effective date of this Code, or at the effective date of any amendment imposing new conditional use requirements upon such use or feature in such district, such use or feature shall be deemed to be a permitted conditional use in the form in which it exists on such date, without further authorization except as provided in this Section or in Article 7 of this Code.

- (c) **Reconsideration.** Whenever an application for a conditional use as approved is authorized by the City Planning Commission, no application which proposes a further intensification of that use or feature will be considered by the City Planning Commission within a period of two years from the effective date of final action on the earlier application.





V. OTHER CODE AMENDMENTS

This chapter presents text amendments to the City Planning Code not included in Article 7 (see Chapter III) or Article 3 (see Chapter IV) which are necessary to implement the neighborhood commercial zoning framework.

These proposed amendments include new development standards including limits and requirements and existing standards which have been modified in their application to these districts. In certain instances, exceptions and reductions to these standards are included which provide new administrative remedies, subject to conditional use procedures.

§ 121.1 Development on Large Lots, Neighborhood Commercial Districts. In order to promote, protect, and maintain a scale of development which is appropriate to each district and compatible with adjacent buildings, new construction and enlargement of existing structures on lots larger than the square footage stated in the table below shall be permitted only upon approval by the City Planning Commission according to the procedures for conditional use authorization in Section 315.

<u>District</u>	<u>Lot Size Limits</u>
NC-1	3000 sq.ft.
Castro Street	3500 sq.ft.
Inner Clement Street	
Outer Clement Street	
Upper Fillmore Street	
Haight Street	
Sacramento Street	
Union Street	
24th Street-Mission	
24th Street-Noe Valley	
North Beach	4000 sq.ft.
Broadway	
NC-2	4500 sq.ft.
Hayes-Gough	
Upper Market Street	
Polk Street	
Valencia Street	
NC-3	6000 sq.ft.

In acting upon any application, the City Planning Commission shall consider whether or not the following criteria are met:

- (a) The mass and facade of the proposed structure will be compatible with the overall scale of the district.
- (b) The proposed structure will contribute to the positive visual quality of the district.
- (c) The proposed structure will be in conformity with the Master Plan.

Action of the City Planning Commission, in either approving or disapproving the application, shall be final except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2.

§ 121.3 **Square Footage per Use Limits, Neighborhood Commercial Districts.** The limits on square footage per use, as defined in Sections 790.118 and summarized in Subsection .21 of Sections 710 through 713 and Sections 720 through 734 for each Neighborhood Commercial District, shall be as provided herein. The square footage per use limits set forth on the table below for Neighborhood Commercial Districts are intended to protect and maintain a scale of development which is appropriate to each district.

<u>District</u>	<u>Square Footage per Use Limits</u>
North Beach	2000 sq.ft.
NC-1	2500 sq.ft.
Castro Street	
Inner Clement Street	
Outer Clement Street	
Upper Fillmore Street	
Haight Street	
Sacramento Street	
Union Street	
24th Street-Mission	
24th Street-Noe Valley	
Broadway	3000 sq.ft.
Hayes-Gough	
Polk Street	
Upper Market Street	
Valencia Street	
NC-2	3500 sq.ft.
NC-3	5000 sq.ft.
NC-S	

§ 121.4 **Exceptions to Square Footage per Use Limits, Neighborhood Commercial Districts.** Special exceptions to the limits on square footage per use set forth in Section 121.3 for Neighborhood Commercial Districts may be approved by the City Planning Commission according to the procedures for conditional use authorization in Section 315. In acting upon an application for an exception, the City Planning Commission shall consider whether or not the following criteria are met:

- (a) The proposed use size will not break a cohesive building scale in the district.
- (b) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.
- (c) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

Action of the City Planning Commission, in either approving or disapproving the application, shall be final except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2.

§ 124.1 **Floor Area Ratio Limits, Neighborhood and General Commercial Districts.** The floor area ratio limits, as defined in Sections 102.8 through .10 and summarized in Subsection .20 of Sections 710 through 714 and Sections 726, 727, and 729 for each Neighborhood and General Commercial District, shall be as provided herein. The floor area ratio limits stated in the table below for Neighborhood Commercial Districts shall not apply to any residential uses, as defined in Section 790.88.

<u>District</u>	<u>Floor Area Ratio Limits</u>
NC-1	1.8 to 1
NC-2	3.6 to 1
NC-3	
NC-S	
GC	
Hayes-Gough	
Polk Street	
Upper Market Street	

§ 134.1

Rear Yard Requirements, Neighborhood and General Commercial Districts.

The rear yard requirements, as defined in Section 134(a), and summarized in Subsection .12 of Sections 710 through 712, Section 714, and Sections 720 through 734 for each Neighborhood and General Commercial District, shall be as provided herein. The rear yard requirements set forth on the table below for Neighborhood Commercial and General Districts are intended to protect and maintain mid-block open space corridors and a scale of development appropriate to each district.

<u>District</u>	<u>Rear Yard Requirements</u>
NC-1 Outer Clement Street Sacramento Street 24th Street-Noe Valley	The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet, required at the grade level and at each succeeding level or story of the building.
NC-2 Castro Street Inner Clement Street Upper Fillmore Street Haight Street North Beach Union Street Valencia Street 24th Street-Mission	The minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet, required at second level and above and at all residential levels.
NC-3 GC Broadway Hayes-Gough Upper Market Street Polk Street	The minimum rear yard depth shall be equal to 25 per cent of the total depth of the lot on which the building is situated, but in no case less than 15 feet, required at residential levels only.

§ 134.2 Reduction of Rear Yard Requirements, Neighborhood and General Commercial Districts. The rear yard requirements for Neighborhood and General Commercial Districts, as set forth in Section 134.1, may be reduced in specific situations by the City Planning Commission, subject to the procedures for conditional use authorization in Section 315. In acting upon any application for a reduction of requirements, the City Planning Commission may grant that reduction only if it finds that:

- (a) The proposed structure will not adversely affect the interior block open space formed by the rear yards of abutting properties.
- (b) The proposed structure will not significantly impede the access of light and air to and views from adjacent properties.
- (c) If residential units are included in the development, usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents.

Action of the City Planning Commission, in either approving or disapproving the application, shall be final except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2.

§ 135(d) Usable Open Space Requirements, Neighborhood and General Commercial Districts. The usable open space requirements, as defined in Section 135 and summarized in Subsection .93 of Sections 710 through 734 for each Neighborhood and General Commercial District, shall be as provided herein.

Table 3A
Minimum Usable Open Space

<u>District</u>	<u>Amount Required per Dwelling Unit if all Private</u>	<u>Amount of Common Space That May Be Substituted for Private Space</u>
NC-1	100 sq.ft.	133 sq.ft.
NC-2		
Sacramento Street		
NC-3	80 sq.ft.	100 sq.ft.
NC-S		
GC		
Castro Street		
Inner Clement Street		
Outer Clement Street		
Upper Fillmore Street		
Haight Street		
Union Street		
Valencia Street		
24th Street-Mission		
24th Street-Noe Valley		
Broadway	60 sq.ft.	80 sq.ft.
Hayes-Gough		
Upper Market Street		
North Beach		

§ 143.1 Street Tree Requirements, Neighborhood and General Commercial Districts.

- (a) In any Neighborhood or General Commercial District, street trees shall be installed by the owner or developer in the case of construction of a new building, relocation of a building, or addition of floor area equal to 20 per cent or more of an existing building.
- (b) The street trees installed shall be a minimum of one tree of 15 gallon size for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located within a set-back area on the lot or within the public right-of-way along such lot.
- (c) The species of trees selected shall be suitable for the site, and in the case of trees installed in the public right-of-way, the species and locations shall be subject to approval by the Department of Public Works. Procedures and other requirements for the installation, maintenance, and protection of trees in the public right-of-way shall be as set forth in Article 16 of the Public Works Code.
- (d) In any case in which the Department of Public Works cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities, or other reasons regarding the public welfare, and where installation of such tree on a lot itself is also impractical, the requirements of this Section 143.1 may be modified or waived by the Zoning Administrator to the extent necessary.

§ 151 Schedule of Required Off-Street Parking Spaces. Off-street parking spaces shall be provided in the minimum quantities specified in the following table, except as otherwise provided in Section 161 of this Code. Where off-street parking is provided which exceeds certain amounts in relation to the quantities specified in this table, as set forth in Section 204.5 of this Code, such parking shall be classified not as accessory parking, but as either a principal or a conditional use, depending upon the use provisions applicable to the district in which the parking is located. In considering an application for conditional use for any such parking, due to the amount being provided, the City Planning Commission shall consider the criteria set forth in Section 157 of this Code.

§ 151.1 Reduction of Off-Street Parking Requirements for Dwelling Units, Neighborhood and General Commercial Districts. The off-street parking requirements for dwelling units in Neighborhood and General Commercial Districts, as set forth in Section 151, Table 4 and summarized in Subsection .94 of Sections 710 through 734 for each district, may be reduced in specific situations by the City Planning Commission, subject to the procedures for conditional use authorization in Section 315. In acting upon any application for a reduction of requirements, the City Planning Commission may grant that reduction only if it finds that:

- (a) The parking reduction will make feasible the development of a mixed-use (commercial-residential) building; and
- (b) The lack of parking will not exacerbate parking problems in the area, or a contribution is made to the Parking Authority in an amount deemed sufficient to provide for the future construction of the required number of parking stalls in a local community garage for that area.

Action of the City Planning Commission, in either approving or disapproving the application, shall be final except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2.

§ 190 Nonconforming Uses in Residential Districts Adjacent to Neighborhood Commercial Districts. Any use which is located in a Residential district and is not permitted in that Residential district, as set forth in Section 209 is nonconforming, as defined and controlled in Sections 180 through 187, with respect to the continuance of lawful nonconforming uses, changes in use, enlargement, alteration and reconstruction.

- (a) **Basic Requirement.** Nonconforming uses located in Residential districts are subject to the NC-1 District provisions, as set forth in Section 710. These NC-1 provisions are intended to provide for retail sales and services of a limited commercial character which will benefit the immediate community and will be compatible with the Residential district in which the nonconforming use is located.
- (b) **Additional Requirements.** Any nonconforming use which is not more than one-quarter mile from an Individual Neighborhood Commercial District with controls, set forth in Sections 720 through 734, which may be more restrictive or less restrictive than the NC-1 district controls, shall in every instance be regulated by the most restrictive zoning control.

§ 211 Residential Density Limits, Neighborhood And General Commercial Districts.

- (a) **Dwelling Unit Density, Base Districts.** The dwelling unit density in Neighborhood and General Commercial Base Districts, as summarized in Subsection .91 of Sections 710 through 714, shall be at a density ratio not exceeding the number of dwelling units permitted in the nearest Residential district. The distance to each Residential district shall be

measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density, provided that the maximum density ratio shall in no case be less than the amount set forth in the following table. The rules for calculation of dwelling unit densities set forth in Section 207.1 of this Code shall apply in Neighborhood and General Commercial Districts, except that any remaining fraction of one-half or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.

<u>Base District</u>	<u>Residential Density Limits</u>
NC-1	One dwelling unit for each
NC-2	800 sq.ft. of lot area.
NC-3	One dwelling unit for each
NC-S	600 sq.ft. of lot area.
GC	

- (b) **Dwelling Unit Density, Individual Districts.** The dwelling unit density in Individual Neighborhood Commercial Districts, as summarized in Subsection .91 of Sections 720 through 734, shall be at a density ratio not exceeding the amounts set forth in the following table. The rules for calculation of dwelling unit densities set forth in § 207.1 of this Code shall apply in Individual Neighborhood Commercial Districts, except that any remaining fraction of one-half or more of the minimum amount of lot area per dwelling unit shall be adjusted upward to the next higher whole number of dwelling units.

<u>Individual District</u>	<u>Residential Density Limits</u>
Sacramento Street	One dwelling unit for each 800 sq.ft. of lot area.
Castro Street	One dwelling unit for each
Inner Clement Street	600 sq.ft. lot area.
Outer Clement Street	
Upper Fillmore Street	
Haight Street	
Union Street	
Valencia Street	
24th Street-Mission	
24th Street-Noe Valley	
Broadway	One dwelling unit for each
Hayes-Gough	400 sq.ft. of lot area.
Upper Market Street	
North Beach	
Polk Street	

OTHER CODE AMENDMENTS

- (c) **Group Housing Unit Density.** The density limitations for group housing as described in Subsections 209.2(a), (b), and (c), and defined in Subsections 790.88(b)-(c) of this Code shall be as follows:

1. The maximum number of bedrooms on each lot shall be as specified in the following table for the district in which the lot is located.

<u>District</u>	<u>Group Housing Density Limits</u>
NC-1	One bedroom for each 275 sq.ft. of lot area
NC-2	
Sacramento Street	
NC-3	One bedroom for each 210 sq.ft. of lot area
NC-S	
GC	
Castro Street	
Inner Clement Street	
Outer Clement Street	
Upper Fillmore Street	
Haight Street	
Union Street	
Valencia Street	
24th Street-Mission	
24th Street-Noe Valley	
Broadway	One bedroom for each 140 sq.ft. of lot area
Hayes-Gough	
Upper Market Street	
North Beach	
Polk Street	

2. For purposes of calculating the maximum density for group housing as set forth herein, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.
3. The rules for calculation of dwelling unit densities as set forth in §207.1 shall also apply in calculation of the density limitations for group housing except that any remaining fraction of one-half or more of the maximum amount of lot area per bedroom shall be adjusted upward to the next higher whole number of bedrooms.

§ 263.4

Special Exceptions to Height Districts: North Beach and Broadway Neighborhood Commercial Districts. In the portion of the 40-X height district which falls within the boundaries of the North Beach Neighborhood Commercial District and the Broadway Neighborhood Commercial District as shown on Sectional Map 1H of the Zoning Map, height exceptions not to exceed an additional 25 feet may be approved by the City Planning Commission, in appropriate cases as provided herein according to the procedures for conditional use approval in Section 315 of this Code. In granting a height exception the City Planning Commission shall find that:

- (a) The height of a proposed development will relate to the individual neighborhood character and the height and scale of the adjacent buildings in a manner which avoids an overwhelming or dominating appearance of new structures.
- (b) When the height of the proposed development exceeds twice the existing height of adjacent buildings, transitions will be provided between the taller and shorter buildings.
- (c) The height and bulk of the proposed development will be designed to allow maximum sun access to nearby parks, plazas, and major pedestrian corridors.

Action of the City Planning Commission, in either approving or disapproving the application, shall be final except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2.

§ 607.1 **Sign Standards, Neighborhood and General Commercial Districts.** Sign standards, as defined in Section 602 and summarized in Subsections .24 and .25 of Sections 710 through 734 for each Neighborhood and General Commercial District, shall be as provided herein, except for those signs which are exempted by Section 603.

- (a) **Purposes and Findings.** In addition to the purposes stated in Section 101 and 601 of this Code, the following purposes apply to Neighborhood and General Commercial districts. These purposes constitute findings that form a basis for regulations and provide guidance for their application.
- During the past decade, many neighborhood commercial districts have undergone intensification of commercial activities and a shift from neighborhood-serving businesses to specialized retail services such as restaurants, bars, financial institutions, specialty bakeries, ice cream parlors, and boutiques. In response to such changes, it is necessary to evaluate the function of signs in neighborhood commercial districts and develop regulations specific to these areas.
 - As neighborhood commercial districts change, they need to maintain their attractiveness to customers and potential new businesses alike. Physical amenities and a pleasant appearance will profit both existing and new enterprises.
 - The character of signs and other features projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. These regulations establish a framework that will contribute toward a coherent appearance of neighborhood commercial districts.
 - Neighborhood commercial districts are typically mixed-use areas with commercial units on the ground or lower stories and residential uses on upper stories. As much as signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residential units within a neighborhood commercial district or in adjacent residential districts. Facades of residentially-occupied stories should not be used for attaching signs nor should the illumination of signs be directed into windows of residential units.
 - The scale of most neighborhood commercial districts as characterized by building height, bulk, and appearance, and the width of streets and sidewalks differs from that of other commercial and industrial districts. Sign sizes should relate and be compatible with the surrounding district scale.

- The standards established by these regulations are deemed to be minimum requirements, forming a basic framework for development and remodeling. It is anticipated that private efforts will and should be made for the further improvement of the Neighborhood and General Commercial Districts.

(b) **General Advertising Signs.** General advertising signs, as defined in Section 602.7 and summarized in Subsection .24 of Sections 710 through 733, shall not be permitted in any Neighborhood or General Commercial Districts except as provided for below.

1. **Wall Signs.** Wall general advertising signs which are attached flat against a wall with copy parallel to the wall to which they are attached and protruding not more than the thickness of the sign are permitted subject to the limits set forth in the table below:

<u>District</u>	<u>Wall General Advertising Sign Limits</u>
NC-2	One sign per lot; size not to exceed 50 sq.ft.; not to be placed more than 12 feet from the ground or higher than the ground floor level.
NC-3 Broadway	Two signs per lot; size not to exceed 100 sq.ft. sq.ft. per sign nor 200 total sq.ft. per lot; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story and mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases higher than 24 feet from the ground.
NC-S	Two signs per lot; size of all general advertising signs on the lot not to exceed 200 sq.ft. per lot; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story and mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases higher than 24 feet from the ground.

<u>District</u>	<u>Wall General Advertising Sign Limits</u>
GC	Two signs per lot; size of all general advertising signs on the lot not to exceed 300 sq.ft. per lot; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story and mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases higher than 24 feet from the ground

2. **Freestanding Signs.** Freestanding general advertising signs, as defined in Section 602.5, are permitted subject to the limits set forth in the table below:

<u>District</u>	<u>Freestanding General Advertising Sign Limits</u>
NC-S	Two signs per lot; size of all general advertising signs on the lot not to exceed 200 sq.ft. per lot; not to be placed higher than 24 feet from the ground.
GC	Two signs per lot; size of all general advertising signs on the lot not to exceed 300 sq.ft. per lot; not to be placed higher than 24 feet from the ground.

3. **Roof Signs.** Roof general advertising signs, as defined in Section 602.16, are permitted subject to the limits set forth in the table below:

<u>District</u>	<u>Roof General Advertising Sign Limits</u>
GC	One sign per lot; size of all general advertising signs on the lot not to exceed 300 sq.ft. per lot; not to extend more than 25 feet above the roof line of the building on or over which the sign is placed; all parts of the sign must be within 25 feet of a wall of a building the roof line of which is at least as high as the top of the sign; sign must be mounted at not more than a 45 degree angle from a wall of a building the roof line of which is at least as high as the top of the sign.

4. **Illumination.** General advertising signs may be either non-illuminated, indirectly illuminated, or directly illuminated subject to the limits set forth in the table below:

<u>District</u>	<u>General Advertising Sign Illumination Limits</u>
NC-2	Non-illuminated
NC-3	Non-illuminated
NC-S	Indirectly illuminated
GC	Directly illuminated.
Broadway	

- (c) **Business Signs.** Business signs, as defined in Section 602.3 and summarized in Subsection .25 of Sections 710 through 733, shall be permitted in all Neighborhood or General Commercial Districts subject to the limits set forth in the tables below.

1. **Wall Signs.** Wall business signs, which are attached flat against a wall with copy parallel to the wall to which they are attached and protruding not more than the thickness of the sign, including any advertising copy on pictorial wall displays such as supergraphics or murals, are permitted subject to the limits set forth in the table below:

<u>District</u>	<u>Wall Business Sign Limits</u>
NC-1 Outer Clement Street Sacramento Street 24th Street-Noe Valley	Size not to exceed 2 sq.ft. per ft. of business frontage nor 100 sq.ft. per business; not to be placed higher than 12 feet from the ground.
NC-2 Broadway Castro Street Inner Clement Street Upper Fillmore Street Hayes-Gough Haight Street Upper Market Street North Beach Polk Street Union Street Valencia Street 24th Street-Mission	Size not to exceed 2 sq.ft. per ft. of business frontage nor 100 sq.ft. per business; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story and mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases, higher than 24 feet from the ground.

<u>District</u>	<u>Wall Business Sign Limits</u>
NC-3 NC-S	Size not to exceed 3 sq.ft. per ft. of business frontage nor 150 sq.ft. per business; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story and mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases, higher than 24 feet from the ground.
GC	Size not to exceed 3 sq.ft. per ft. of business frontage nor 200 sq.ft. per business; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story and mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases, higher than 24 feet from the ground.

2. **Projecting Signs.** Projecting business signs, as defined in Section 602.14, including any advertising copy on awnings, canopies, or marquees, are permitted subject to the limits set forth in the table below. If the supporting posts of an awning would interfere with the pedestrian flow, an exception may be granted to increase the projection distance to the curb line.

<u>District</u>	<u>Projecting Business Sign Limits</u>
NC-1 Outer Clement Street Sacramento Street 24th Street-Noe Valley	One sign per business on each street frontage occupied by the business; size not to exceed 20 sq.ft. per sign; not to be placed higher than 12 feet from the ground; not to project more than 75% of the horizontal distance from the street property line to the curb line, and in no cases, project more than 6 feet.

District

NC-2
 Broadway
 Castro Street
 Inner Clement Street
 Upper Fillmore Street
 Haight Street
 Hayes-Gough
 Upper Market Street
 North Beach
 Polk Street
 Union Street
 Valencia Street
 24th Street-Mission

Projecting Business Sign Limits

One sign per business on each street frontage occupied by the business; size not to exceed 20 sq.ft. per sign; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story or mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases, higher than 24 feet from the ground; not to project more than 75% of the horizontal distance from the street property line to the curb line, and in no cases, project more than 6 feet.

NC-3

NC-S

One sign per business on each street frontage occupied by the business; size not to exceed 30 sq.ft. per sign; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story or mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases, higher than 24 feet from the ground; not to project more than 75% of the horizontal distance from the street property line to the curb line, and in no cases, project more than 9 feet.

<u>District</u>	<u>Projecting Business Sign Limits</u>
GC	One sign per business on each street frontage occupied by the business; size not to exceed 40 sq.ft. per sign; not to be placed higher than the windowsill level of the lowest residentially-occupied story that has a window or windows on the building wall to which the sign is attached, exclusive of the ground story or mezzanine, nor higher than the roof line of the building to which it is attached, and in no cases, higher than 24 feet from the ground; not to project more than 75% of the horizontal distance from the street property line to the curb line, and in no cases, project more than 9 feet.

3. **Freestanding Signs.** Freestanding business signs, as defined in Section 602.5, are permitted subject to the limits set forth in the table below:

<u>District</u>	<u>Freestanding Business Sign Limits</u>
NC-S GC	One sign per business on each street frontage occupied by the business; size not to exceed 30 sq.ft. per sign; not to be placed higher than 24 feet from the ground.

4. **Roof Signs.** Roof business signs, as defined in Section 602.16, are permitted subject to the limits set forth in the table below:

<u>District</u>	<u>Roof Business Sign Limits</u>
GC	One sign per lot; size not to exceed 40 sq.ft. per lot; not to extend more than 25 feet above the roof line of the building on or over which the sign is placed; all parts of the sign must be within 25 feet of a wall of a building the roof line of which is at least as high as the top of the sign; sign must be mounted at not more than a 45 degree angle from a wall of a building the roof line of which is at least as high as the top of the sign.

5. **Illumination.** Business advertising signs may be either non-illuminated, directly illuminated, or indirectly illuminated subject to the limits set forth in the table below:

<u>District</u>	<u>Business Sign Illumination Limits</u>
NC-1	Non-illuminated
Outer Clement Street	Indirectly illuminated
Sacramento Street	
NC-2	Non-illuminated
NC-3	Indirectly illuminated
NC-S	Directly illuminated
GC	
Broadway	
Castro Street	
Inner Clement Street	
Upper Fillmore Street	
Haight Street	
Hayes-Gough	
Upper Market Street	
North Beach	
Polk Street	
Union Street	
Valencia Street	
24th Street-Mission	
24th Street-Noe Valley	

6. **Special Sign Illumination Districts.** Signs in Neighborhood and General Commercial Districts shall not have nor consist of any flashing, blinking, fluctuating or otherwise animated light except in the following special districts, all specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, and described in Section 608 of this Code:

(A) NC-2 Special Sign Illumination Districts.

- (i) **Mission Street.** Along the main commercial frontage of Mission Street from Coso Avenue to Randall Street.

(B) NC-3 Special Sign Illumination Districts.

- (i) **Mission Street.** Along the main commercial frontage of Mission Street from 17th Street to Coso Avenue.

(C) GC Special Sign Illumination Districts.

- (i) Geary Boulevard.** Along the main commercial frontage of Geary Boulevard from Masonic Avenue to 28th Avenue.
- (ii) Lombard Street.** Along the main commercial frontage of Lombard Street from Van Ness Avenue to Broderick Street.
- (iii) Fisherman's Wharf.** In the GC-zoned area consisting of five blocks in the vicinity of Fisherman's Wharf.

(D) Individual Neighborhood Commercial District Special Sign Illumination Districts.

- (i) Broadway.** Along the main commercial frontage of Broadway between Grant Avenue and Montgomery Street.

7. Special Standards for Automobile Service Stations. For automobile service stations, only the following signs are permitted, subject to the standards in this Subsection (c)(7) and to all other standards in this Section 607.

- (A)** A maximum of two oil company signs, which shall not extend more than 10 feet above the roof line if attached to a building, or exceed the maximum height permitted for free standing signs in the same district if free standing. The area of such sign shall not exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that are within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall project more than five feet beyond any street property line or building set-back line. The areas of other permanent and temporary signs as covered in Paragraph 607(c)(7)(B) below shall not be included in the calculation of the areas specified in this paragraph.
- (B)** Other permanent and temporary business signs, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in any case project beyond any street property line or building set-back line.

8. **Special Sign Districts.** Additional controls apply to certain Neighborhood and General Commercial Districts that are designated as Special Sign Districts. The designations, locations, and boundaries of these Special Sign Districts shall be provided on Sectional Map SSD of the Zoning Map of the City and County of San Francisco, and are described within Sections 608.1 through 608.10. of this Code.

- (d) **Other Sign Requirements.** Within the Neighborhood and General Commercial Districts, the following additional requirements shall apply:
 1. **Public Areas.** No sign or other structure or feature shall be placed upon any public street, alley, or public plaza, or in any portion of a transit system, except such signs, structures, and features as are specifically approved by the appropriate public authorities under applicable laws and regulations not inconsistent with this Code and under such conditions as may be imposed by such authorities.
 2. **Maintenance.** Every sign pertaining to an active establishment shall be adequately maintained in its appearance, or else removed or obscured. When the space occupied by any establishment has been vacated, all signs pertaining to such establishment shall be removed or obscured within 60 days following the date of vacation.

INDIVIDUAL DISTRICTS — EATING AND DRINKING ESTABLISHMENTS

§§ 721	Castro Street Neighborhood Commercial District
722	Inner Clement Street Neighborhood Commercial District
723	Outer Clement Street Neighborhood Commercial District
724	Upper Fillmore Street Neighborhood Commercial District
725	Haight Street Neighborhood Commercial District
726	Hayes-Gough Neighborhood Commercial District
727	Upper Market Street Neighborhood Commercial District
729	Polk Street Neighborhood Commercial District
731	Union Street Neighborhood Commercial District
732	Valencia Street Neighborhood Commercial District
733	24th Street-Mission Neighborhood Commercial District
734	24th Street-Noe Valley Neighborhood Commercial District

- .41 Drinking Establishment, Bar.
- .42 Drinking Establishment, Excluding Bar
- .43 Restaurant
- .44 Take-Out Food Establishment

If less than 20% of the total commercial frontage in the district (as defined in §790.40) is occupied by uses controlled in sub-§§ .41, .42, .43, .44 (as defined in §§790.28, 790.30, 790.90, 790.124), new establishments and alterations to existing establishments are permitted as principal uses.

If 20 - 25% of the total commercial frontage in the district is occupied by the above uses, new establishments are permitted as conditional uses. Notwithstanding §315.8, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to existing establishments are permitted as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 25% of the total commercial frontage in the district is not permitted.

If more than 25% of the total commercial frontage in the district is occupied by such uses, new establishments are not permitted. Notwithstanding §171, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to such existing establishments may be authorized only as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 25% of the total commercial frontage in the district is not permitted.

§ 728 North Beach Neighborhood Commercial District

- .41 Drinking Establishment, Bar.
- .42 Drinking Establishment, Excluding Bar
- .43 Restaurant
- .44 Take-Out Food Establishment

If less than 20% of the total commercial frontage in the district (as defined in § 790.40) is occupied by uses controlled in sub-§§ .41, .42, .43, .44 (as defined in §§ 790.28, 790.30, 790.90, 790.124), new establishments and alterations to existing establishments are permitted as principal uses.

If 20 - 33% of the total commercial frontage in the district is occupied by the above uses, new establishments are permitted as conditional uses. Notwithstanding § 315.8, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to existing establishments are permitted as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 33% of the total commercial frontage in the district is not permitted.

If more than 33% of the total commercial frontage in the district is occupied by such uses, new establishments are not permitted. Notwithstanding § 171, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to such existing establishments may be authorized only as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 33% of the total commercial frontage in the district is not permitted.

§ 730 Sacramento Street Neighborhood Commercial District

- .41 Drinking Establishment, Bar.
- .42 Drinking Establishment, Excluding Bar

If less than 25% of the total commercial frontage in the district (as defined in § 790.40) is occupied by uses controlled in sub-§§ .41, .42, .43, .44 (as defined in §§ 790.28, 790.30, 790.90, 790.124), new establishments (.41 and .42) are permitted as conditional uses. Notwithstanding § 315.8, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to existing establishments are permitted as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 25% of the total commercial frontage in the district is not permitted.

If more than 25% of the total commercial frontage in the district is occupied by such uses, new establishments are not permitted. Notwithstanding § 171, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to such existing establishments may be authorized only as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 25% of the total commercial frontage in the district is not permitted.

- .43 Restaurant
- .44 Take-Out Food Establishment

If less than 20% of the total commercial frontage in the district (as defined in § 790.40) is occupied by uses controlled in sub-§§ .41, .42, .43, .44 (as defined in §§ 790.28, 790.30, 790.90, 790.124), new establishments and alterations to existing establishments are permitted as principal uses.

If 20 - 25% of the total commercial frontage in the district is occupied by the above uses, new establishments are permitted as conditional uses. Notwithstanding § 315.8, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to existing establishments are permitted as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 25% of the total commercial frontage in the district is not permitted.

If more than 25% of the total commercial frontage in the district is occupied by such uses, new establishments are not permitted. Notwithstanding § 171, all existing such uses which existed lawfully at the effective date of this control shall be considered principal permitted uses and shall be permitted to continue. Alterations to such existing establishments may be authorized only as conditional uses, provided that expansion of a use which extends the total commercial frontage of all such uses to more than 25% of the total commercial frontage in the district is not permitted.





APPENDIX



APPENDIX A SAMPLE DATA

Boundary and control recommendations for the proposed zoning districts were based on extensive fieldwork. For the 15 individual districts, lot by lot surveys recorded building height, lot area, and rear yard coverage. The name, location, frontage, and use category of each business establishment, as well as the number of residential units were recorded for each level of every building. On- and off-street parking spaces were counted. General advertising and business signs were noted, as well as non-conforming uses located in adjacent residential districts.

Field surveys were augmented with data collected from Department of City Planning historical and case files. ABC licenses and Police permits for places of entertainment, dance halls, adult entertainment, cabarets, movie theaters, billiard parlors, and second-hand stores were researched.

Detailed maps of each block in the district show the area covered by each building as well as the precise boundaries of the existing district. Map 44 shows a sample block of the Upper Fillmore neighborhood commercial district and is followed by the data collection sheet for one of the lots on the sample block.

Land use surveys were conducted for approximately one-third of the 225 base district locations. The following information was collected: numbers of each category of commercial uses, lot development patterns, number of residential units, and the predominant scale of buildings and uses. Proposed boundaries for base districts were drawn after making on-site investigations to each district location. A sample of the base district survey forms is presented with Map 45.

The survey data are on file and available for public review at the Department of City Planning.

**NEIGHBORHOOD COMMERCIAL REZONING STUDY
DETAILED LOT DATA COLLECTION SHEET**

<u>2101 -- 2109</u>	<u>Fillmore</u>	<u>106</u>	<u>C-2</u>	<u>635 / 4</u>
Range of Addresses	Street Name	Frontage	Zoning	Block/Lot
<u>2402 -- 2404</u>	<u>California</u>	<u>81</u>	<u>1</u>	<u>12</u>
Range of Addresses	Street Name	Frontage	No. Bldgs.	Rear Yard Cover %

Story	Address Number	Name of Use or Business/ Number of Residential Units	Standard Use Type	Use Frontage	Permits/ Licenses
6	2402	11 Apts.	resid.		
5	2402	11 Apts.	resid.		
4	2402	11 Apts.	resid.		
3	2402	11 Apts.	resid.		
2	2402	4 Apts.	resid.		
1	2402	2 Apts.	resid.	/12	
1	2404	Carbon Alternative	misc.	/15	
1	2101	Uncle Vito's Pizzadeli	rest.	25/54	41
1	2105	Le Comfort Bath Shop	misc.	21	
1	2109	Pacific Hts. Haircutting	beauty	15	
1	2115	Waves Forward Fashion	cloth.	15	
1	2117	Optik Designs	misc.	15	
1	2119	Cocolat Pastries Shop	takeout	15	

<u>1/1</u>	<u>6</u>	<u>106 x 81</u>	<u>8586</u>	<u>45,156</u>
Street Trees	No. Stories	Lot Dimensions	Square Footage	Gross Floor Area

Survey of Lot Parking Spaces Primary/Secondary Streets	Projecting Signs/Awnings	Uses Over 2500 Sq. Ft.	DCP Case History
Metered: <u>2/3</u>	<u>2101-2119</u>		
Unmetered:	<u>2101-2119</u>		
Zoned: <u>1Y/1Y</u>	<u>2404</u>		
Accessory:		Outdoor Activities	Violations
Garages:			

Comments and Contacts by Address Number

2101 - Golden Peacock Pizza in '79

2103, 2105 - vacant in '79

2115 - Brown Sugar Boutique in '79

2119 - City Safe Lock in '79

2404 - A Fine Hand in '79

Survey History/Initials

ENTERED SEP 15 1983 HSD

NEIGHBORHOOD COMMERCIAL REZONING STUDY BASE DISTRICT SURVEY SHEET

District Chestnut Street Surveyor Dowdee Date 12.2.83

Street Chestnut between Broderick and Webster

Physical Makeup

Existing Zoning C-2 Commercial Frontage 4070' (Main Street) 2286' (Side)

No. Blocks 55 Avg. Width 412 ' No. Lots 124 Avg. Size 25 ' x 130 '

Coverage: 25% Full 20% 85-99% 20% 75-84% 25% 50-74% 10% 0-49%

No. Bldgs. 118 Stories: 10% 1 35% 2 35% 3 20% 4+ Max. No. 4

Typical No. Commercial Stories (FAR): 95% 1 5% 2 _____% 3 _____% 4+

Storefront Width: 20 % 10-24' 50 % 25-34' 20 % 35-49' 10 % 50+'

Avg. Storefront Width 25 ' Max. Storefront Width 137 '

Traffic

No. Moving Lanes: 2 -Way 1 E Bound 1 W Bound Width of Street 69'

Speed Limit 25 Mph Nature of Traffic Controls Stop Signs

Transit Lines 30, 22 Function of Street Collector

Parking

On-Street: Side N Type Parallel Avg. No. Spaces/Block 15Side S Type Parallel Avg. No. Spaces/Block 15

Signage

Extent of: — Billboards some Awnings some Trees many Proj. Signs

Other Comments about Signs _____

Residential Usage

Proportion of Ground Story 0 % Proportion of Upper Stories 100 %

Mean Number of Residential Stories 2.5

Unique Characteristics

somewhat congested; several restaurants; close proximity to Lombard aggravates parking problem

Sub- § #	Zoning Categories	Inventory by Story	
		1st	2nd +
.50	Cabaret	I	
.51	On-Site Beer & Wine	+++ + + + + +++ IIII	
.52	On-Site Liquor	+++	
.53	Bar	+++ + + +	
.54	Full-Service Restaurant	+++ + + + + +++ III	I
.55	Self-Service Restaurant	+++ + + + I	
.56	Take-Out Food Establishment	+++ + + +	
.57	Liquor Store	IIII	
.58	Movie Theater	II	
.59	Place of Entertainment	I	
.60	Adult Entertainment		
.61	Tourist Inn		
.62	Tourist Hotel		
.63	Motel		
.65	Laundry, Off- Site Cleaning	+++	
.66	On-Site Dry Cleaning	+++	
.68	Gas Station		
.69	Gas Station w/ Repair		
.70	Automobile Repair Garage		
.71	Car Wash		
.72	Indoor Vehicle Sales		
.73	Outdoor Vehicle Sales		
.75	Parking Garage or Lot	I	
.76	Trade Shop		

Sub- § #	Zoning Categories	Inventory by Story	
		1st	2nd +
.77	Animal Clinic or Hospital		
.78	Kennel or Stable		
.98	Other Retail **Apparel	+++ + + + +	
	**Beauty	+++ + + + +	
	**Grocery, Smaller	I	
	**Grocery, Specialty	I	
	**Grocery, Supermarket	IIII	
	**Hardware	I	
	**Pharmacy	II	
	**Repair Service	I	
	**Vacant Storefront	II	
	**Variety or Department	III	
	**Other Retail and Services	+++ + + + + +++ + + + + +++ + + + + +++ + + + II	
	** Fitness Center	I	
	**		

.30	Drive-Up Use	I
.31	Outdoor Activity	
.32	Accessory Parking	I

Anchor-Retail Uses	Marina Super
Uses More Than 50' Wide	III
Uses Less Than 20' Wide	++ + + + + I
Fully-Commercial Buildings	
Commercial Garages	I

Sub- \$ #	Zoning Categories	Inventory by Story		
		1st	2nd	3rd +
.100	Financial Office	HHH III		
.101	Walk-Up Bank	HHH		
.102	Medical Office	I	HHH I	I
.103	Other Office	III	HHH HHH	

Sub- \$ #	Zoning Categories	Inventory by Story	
		1st	2nd +
.132	Rooming House		
.133	Residential Hotel		
.134	Other Group Housing		
.140	Hospital		
.141	Outpatient Clinic		
.142	Residential Care Facility		
.143	Child Care Facility		
.144	School		
.145	Industrial Arts School		
.146	Church		

		Inventory by Story	
		1st	2nd +
.110	Assembly Area		
.111	Community Garage		
.112	Commercial Truck Storage		
.113	Ambulance Service		
.114	Mortuary		
.115	Public Structure		
.116	Utility Installation		
.117	Public Transit Facility		
.118	Wireless Transmission		
.119	Household Storage		
.120	Wholesaling		
.121	Food Processing		

Comments and Observations:

.75 - City-owned parking garage
.30, .32 - Bank

Fully-Residential HHH HHH III
Buildings

Residential HHH HHH HHH HHH II
Garage

		Inventory by Story			
		1st	2nd	3rd	4th +
.131	Dwelling Unit		HHH I	HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH	HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH HHH II

3	A-136A	23	100
4	A-1315	22	A-62
5	A-1369	21	A-56
			A-10
	A-130		A-44
	A-131H-V	19	A-30
8	A-131N	18	A-32
9	A-1325	17	A-26
10	A-1320	16	A-20V
11	A-1315	15	A-18-A

[illegible]

05	RM-3	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70
05	5422-N	50	51	52	53	54	55	56	57	58	59	60	61	62	63	6						

[illegible][illegible]

1	0.001	25	0.001
2	0.001	26	0.001
3	0.001	27	0.001
4	0.001	28	0.001
5	0.001	29	0.001
6	0.001	30	0.001
7	0.001	31	0.001
8	0.001	32	0.001
9	0.001	33	0.001
10	0.001	34	0.001
11	0.001	35	0.001
12	0.001	36	0.001
13	0.001	37	0.001
14	0.001	38	0.001
15	0.001	39	0.001
16	0.001	40	0.001
17	0.001	41	0.001
18	0.001	42	0.001
19	0.001	43	0.001
20	0.001	44	0.001
21	0.001	45	0.001
22	0.001	46	0.001
23	0.001	47	0.001
24	0.001	48	0.001
25	0.001	49	0.001
26	0.001	50	0.001
27	0.001	51	0.001
28	0.001	52	0.001
29	0.001	53	0.001
30	0.001	54	0.001
31	0.001	55	0.001
32	0.001	56	0.001
33	0.001	57	0.001
34	0.001	58	0.001
35	0.001	59	0.001
36	0.001	60	0.001
37	0.001	61	0.001
38	0.001	62	0.001
39	0.001	63	0.001
40	0.001	64	0.001
41	0.001	65	0.001
42	0.001	66	0.001
43	0.001	67	0.001
44	0.001	68	0.001
45	0.001	69	0.001
46	0.001	70	0.001
47	0.001	71	0.001
48	0.001	72	0.001
49	0.001	73	0.001
50	0.001	74	0.001
51	0.001	75	0.001
52	0.001	76	0.001
53	0.001	77	0.001
54	0.001	78	0.001
55	0.001	79	0.001
56	0.001	80	0.001
57	0.001	81	0.001
58	0.001	82	0.001
59	0.001	83	0.001
60	0.001	84	0.001
61	0.001	85	0.001
62	0.001	86	0.001
63	0.001	87	0.001
64	0.001	88	0.001
65	0.001	89	0.001
66	0.001	90	0.001
67	0.001	91	0.001
68	0.001	92	0.001
69	0.001	93	0.001
70	0.001	94	0.001
71	0.001	95	0.001
72	0.001	96	0.001
73	0.001	97	0.001
74	0.001	98	0.001
75	0.001	99	0.001
76	0.001	100	0.001

[illegible][illegible][illegible][illegible]

LOMBARD

330

APPENDIX B
TABLE 27
STREET INDEX

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Alemany Blvd.	Banks to Prentiss Sts. [Farmers Market]	C-2	NC-S	23	127
	Lawrence to Whipple Aves.	C-2	NC-S	25	129
	Prentiss to Peralta Sts. [Farmer's Market]	C-M	NC-S	23	127
	St. Charles to Worcester Aves. [Alemany Plaza]	C-2	NC-S	25	129
	at Sickles Ave.	C-1	NC-1	25	129
Arguello Blvd.	at McAllister St.	C-1	NC-1	9	113
Army St.	at Bryant St.	C-1	NC-1	9	113
	at Hampshire St.	C-2	NC-1	19	123
	Shotwell to Valencia Sts.	C-2	NC-3	17	121
Balboa St.	3rd to 7th Aves.	C-1	NC-2	9	113
	17th to 20th Aves.	RC-1	NC-1	9	113
				11	115
	21st to 22nd Aves.	RC-1	NC-1	11	115
	at 28th Ave.	RC-1	NC-1	11	115
	33rd to 34th Aves.	C-2	NC-1	11	115
	35th to 39th Aves.	C-2	NC-2	11	115
	41st to 42nd Aves.	C-1	NC-2	11	115
	at 45th Ave.	RC-1	NC-1	11	115
Battery and Sansome Sts. Corridor	Area generally bounded by the Embarcadero, Broadway, Front, and Washington Sts., Columbus and Pacific Aves. and Sansome St.	C-2	GC	5	109
Bayshore Blvd.	at Hester Ave.	C-2	GC	21	125
	Silver to Thornton Aves.	C-1	NC-1	21	125
	at U.S. 101	C-1	GC	21	125
	Visitacion to Arleta Aves.	C-2	NC-2	21	125
	Visitacion Ave. to County Line	C-2	NC-3	21	125
Blanken Ave.	at Tunnel Ave.	C-1	NC-1	21	125
Brazil Ave.	at Paris St.	RC-1	NC-1	23	127
Buchanan St.	Bay St. to Marina Blvd.	C-2	NC-1	7	111
	Post to Bush Sts.	C-2	NC-2	7	111
Cabrillo St.	7th to 8th Aves.	C-1	NC-S	9	113
	at 10th Ave.	RC-1	NC-1	9	113

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Cabrillo St.	45th to 46th Aves.	RC-1	NC-1	11	115
California St.	Lyon to Presidio Ave.	C-2	NC-2	9	113
	Parker Ave. to Laurel St.				
	[Laurel Village]	C-2	NC-S	9	113
	4th to 6th Aves.	C-1	NC-2	9	113
	6th to 7th Aves.	RC-1	NC-2	9	113
	at 17th Ave.	RC-1	NC-1	9	113
	at 22nd Ave.	RC-1	NC-1	11	115
	at 23rd Ave.	RC-1	NC-1	11	115
	at 25th Ave.	RC-1	NC-1	11	115
Cambon Dr.	Cardenas to Felix Aves.	C-1	NC-S	25	129
	[Parkmerced Shopping Center]			27	131
Candlestick Cove	Executive Park Blvd. at Harney Wy.	C-2	GC	21	125
Capitol Ave.	at Broad St.	RC-1	NC-1	25	129
Carter St.	Geneva Ave. to County Line	C-2	GC	23	127
Chestnut St.	Broderick to Fillmore Sts.	C-2	NC-2	7	111
Church St.	Market to Hermann Sts.	C-2	NC-3	17	121
	at 25th St.	RC-1	NC-1	17	121
	at Clipper St.	RC-1	NC-1	17	121
	at 26th St.	RC-1	NC-1	17	121
	at Army St.	RC-1	NC-1	17	121
	at 27th St.	RC-1	NC-1	17	121
	at Duncan St.	RC-1	NC-1	17	121
	at 28th St.	RC-1	NC-1	17	121
	29th to 30th Sts.	C-1	NC-1	17	121
Clement St.	31st to 33rd Aves.	C-1	NC-1	11	115
	32nd to 33rd Aves.	C-1	NC-S	11	115
Cole St.	Parnassus Ave. to Carl St.	RC-1	NC-2	15	119
Cortland St.	Bonview to Folsom Sts.	C-2	NC-2	23	127
Dewey Blvd.	at Laguna Honda Blvd.	C-1	NC-1	15	119
Diamond St.	Chenery to Bosworth Sts.	C-2	NC-2	23	127
Diamond Heights Blvd.	Duncan to Valley Sts. [Diamond Heights Shopping Center]	C-1	NC-S	15	119

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Divisadero St.	Golden Gate to Haight Sts.	C-2	NC-2	7	111
				17	121
	O'Farrell to Eddy Sts.	C-2	NC-2	7	111
	Sacramento to Sutter Sts.	C-2	NC-2	7	111
Dolores St.	at 18th St.	RC-1	NC-1	17	121
Eddy St.	at Buchanan St.	C-1	NC-S	7	111
	at Octavia St.	C-1	NC-S	7	111
	Gough St. to Van Ness Ave.	C-2	GC	7	111
Felton St.	at Mansfield St.	C-1	NC-1	23	127
Ferry Building	The Embarcadero at Market St.	C-2	GC	5	109
Fillmore St.	Bush to Ellis Sts.	C-2	NC-2	7	111
	Haight to Germania Sts.	RC-1	NC-1	17	121
	McAllister to O'Farrell Sts.				
	Area generally bounded by O'Farrell, Webster, McAllister and Steiner Sts.	C-2	NC-3	7	111
Fisherman's Wharf	Area generally bounded by the Embarcadero, North Point, Powell, and Francisco Sts., Columbus Ave., and Hyde St.; also including Beach St., from Hyde St. to Van Ness Ave.	C-2	GC	5	109
				7	111
Fitzgerald Ave.	at Ingalls St.	C-1	NC-1	21	125
Franklin St.	Bush to Pine Sts.	C-2	NC-2	7	111
	Bush to O'Farrell Sts.	C-2	GC	7	111
	at Pine St.	C-2	GC	7	111
	Turk to Grove Sts.	C-2	GC	7	111
Frederick St.	at Stanyan [NE,SW,SE corners]	RC-1	NC-1	15	119
	at Stanyan [NW corner]	C-2	NC-1	15	119
Fulton St.	Central to Masonic Aves.			7	111
	[south side]	C-1	NC-1	9	113
	Masonic to Central Aves. [Petrini Plaza]	C-1	NC-S	7	111
Geary Bldg.	Lyon St. to Presidio Ave.	C-2	NC-1	9	113
	Masonic Ave. to Divisadero St.	C-2	GC	7	111
	Masonic to 11th Aves.	C-2	NC-3	9	113

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Geary Blvd.	Webster to Steiner Sts.	C-2	NC-2	7	111
	11th to Funston Aves.	C-2	NC-2	9	113
	14th to 16th Aves.	C-2	NC-2	9	113
	16th to 22nd Aves.	C-2	NC-3	9	113
				11	115
	22nd to 28th Aves.	C-2	NC-2	11	127
	at 33rd Ave.	RC-2	NC-1	11	115
	at 34th Ave.	RC-2	NC-1	11	115
	42nd to 43rd Aves.	C-1	NC-1	11	115
Geneva Ave.	Alémány Blvd. to Paris St.	C-2	NC-3	23	127
				25	129
	Carrizal to Pasadena Sts.	C-1	NC-1	23	127
	Edinburgh to Vienna Sts.	C-2	NC-2	23	127
	at South Hill Blvd.	C-1	NC-1	23	127
	west of Walbridge Ave.	C-2	NC-S	23	127
Gilman Ave.	Griffith to Fitch Sts.	C-1	NC-1	21	125
Gough St.	Fulton to Grove Sts.	C-2	NC-2	7	111
	Turk to Grove Sts.	C-2	GC	7	111
Guerrero St.	at 14th St.	RC-1	NC-1	17	121
	at 17th St.	RC-1	NC-1	17	121
	at 18th St.	RC-1	NC-1	17	121
	at 22nd St.	RC-1	NC-1	17	121
Hahn St.	at Sunnydale Ave.	C-1	NC-1	23	127
Haight St.	at Pierce St.	RC-1	NC-1	17	121
	at Scott St.	RC-1	NC-1	17	121
	Webster to Steiner Sts.	C-2	NC-2	17	121
Hayes St.	at Ashbury St.	C-1	NC-1	15	119
	at Cole St.	RC-1	NC-1	15	119
Holloway Ave.	at Ashton Ave.	RC-1	NC-1	25	129
	at Brighton Ave.	RC-1	NC-1	25	129
Hyde St.	at North Point St.	C-2	NC-1	7	111
	at Union St.	RC-1	NC-1	7	111
Innes Ave.	at Hawes St.	C-1	NC-1	21	125
Irving St.	6th to 10th Aves.	C-2	NC-3	15	119
	10th to 19th Aves.	C-2	NC-2	13	117
				15	119

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Irving St.	19th to 27th Aves.	C-2	NC-3	13	117
	40th to 42nd Aves.	C-1	NC-1	13	117
	at 46th Ave.	C-1	NC-1	13	117
Joost Ave.	at Circular Ave.	C-1	NC-1	23	127
Judah St.	at 6th Ave.	RH-1	NC-1	15	119
	8th to 10th Aves.	C-2	NC-3	15	119
	27th to 29th Aves.	RC-1	NC-2	13	117
	29th to 33rd Aves.	C-1	NC-2	13	117
	at 38th Ave.	C-1	NC-1	13	117
	at 39th Ave.	C-1	NC-1	13	117
	44th to 46th Aves.	C-1	NC-2	13	117
Lawton St.	25th to 26th Aves.	C-1	NC-1	13	117
	42nd to 43rd Aves.	C-1	NC-1	13	117
La Playa	Cabrillo to Fulton Sts.	C-2	NC-S	11	115
	Lincoln Wy. to Irving St.	C-2	NC-3	27	131
Leland Ave.	Cora St. to Bayshore Blvd.	C-2	NC-2	21	125
Lombard St.	Lyon St. to Baker St.	C-2	NC-1	7	111
	Richardson Blvd. to Van Ness Ave.	C-2	GC	7	111
Lyon St.	Greenwich to Lombard Sts.	RC-1	NC-1	7	111
Marina Blvd.	Buchanan to Laguna Sts.	C-2	NC-S	7	111
Market St.	Church to Octavia Sts.	C-2	NC-3	17	121
	Octavia to Franklin Sts.	C-M	GC	17	121
Mason St.	Pacific Ave. to Washington Sts.	RC-3	NC-2	5	109
				7	121
McAllister St.	at Buchanan St.	RC-2	NC-1	7	121
Mission St.	Bosworth to Murray Sts.	C-2	NC-1	23	127
	Geneva Ave. to County Line	C-2	NC-2	25	129
	Highland to College Aves.	C-2	NC-2	23	127
	Coso Ave. to Randall St.	C-2	NC-2	17	121
				23	127
	Santa Rosa to Geneva Aves.	C-2	NC-3	23	127
	Trumbull St. to Santa Rosa Ave.	C-2	NC-2	23	127
	14th to 17th Sts.	C-M	NC-3	17	121
	15th and 16th Sts.	RC-4	NC-3	17	121
	17th St. to Coso Ave.	C-2	NC-3	17	121

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Precita Ave.	Manchester to Treat Sts.	C-1	NC-1	17	121
Randolph St.	Ramsell to Victoria Sts. at Orizaba St.	C-1 RC-1	NC-1 NC-1	25 25	129 129
Sacramento St.	at Baker St.	RC-1	NC-1	7	111
San Bruno Ave.	Dwight to Olmstead Sts. Hale to Woolsey Sts. at Wilde Ave.	C-2 C-2 C-1	NC-2 NC-2 NC-1	21 21 21	125 125 125
San Jose Ave.	Baden to Nantucket Sts. at Geneva Ave. Regent to Liebig Sts.	C-1 RC-1 C-1	NC-1 NC-1 NC-1	25 25 25	129 129 129
Scott St.	Bush St. to Geary Blvd.	C-2	GC	7	111
Silver Ave.	Somerset to Goettingen Aves.	C-1	NC-1	23	127
Sloat Blvd.	Clearfield to Everglade Drs. [G.E.T. Shopping Center] 43rd to 48th Aves.	C-2 C-2	NC-S NC-3	27 27	131 131
South Van Ness Ave.	14th to 17th Sts. at 19th St. 23rd to 24th Sts.	C-M C-2 C-2	NC-3 NC-1 NC-S	17 17 17	121 121 121
Stanyan St.	at Page St.	RC-2	NC-1	15	119
Sutter St.	Gough to Franklin Sts. Steiner to Pierce Sts.	C-2 C-2	NC-2 NC-2	7 7	111 111
Taraval St.	12th to 17th Aves. 17th to 22 Aves. 23rd to 36th Aves. 40th to 41st Aves. 45th to 47th Aves.	C-2 C-2 C-2 C-1 C-1	NC-2 NC-3 NC-2 NC-1 NC-1	13 13 13 13 13	117 117 117 117 117
Thornton Ave.	Apollo St. to Maddux Ave. Carroll to Bancroft Aves.	C-1 C-1	NC-1 NC-1	21 21	125 125
Vicente St.	22nd to 24th Aves. 34rd to 35th Aves. 39th to 40th Aves. 42nd to 43rd Aves.	C-1 C-1 C-1 C-1	NC-1 NC-1 NC-1 NC-1	27 27 27 27	131 131 131 131

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Washington St.	at Broderick St.	RC-1	NC-1	7	111
Webster St.	O'Farrell to Ellis Sts.	C-2	NC-S	7	111
West Portal Ave.	Ulloa St. to 15th Ave.	C-2	NC-3	13	117
Williams Ave.	Phelps to Newhall Sts.	C-2	NC-S	21	125
9th Ave.	Irving to Judah Sts.	C-2	NC-3	15	119
	Irving St. to Lincoln Wy.	C-2	NC-2	15	119
19th Ave.	Eucalyptus Dr. to Buckingham Wy. [Stonestown Shopping Center]	C-2	NC-S	27	131
	Junipero Serra Blvd. to Ralston St.	C-2	NC-2	25	129
3rd St.	Innes to La Salle Aves.	C-M	NC-3	21	125
	La Salle to Yosemite Aves.	C-2	NC-3	21	125
	Fitzgerald to Meade Aves.	C-2	NC-3	21	125
	22nd to 23rd Sts.	RC-2	NC-2	19	123
16th St.	Mission St. to South Van Ness Ave.	C-M	NC-3	17	121
18th St.	Arkansas to Mississippi Sts.	C-2	NC-2	19	123
	South Van Ness Ave. to Mission St.	C-M	NC-3	17	121
20th St.	Arkansas to Missouri Sts.	C-2	NC-2	19	123
	Lexington to San Carlos Sts.	RC-1	NC-1	17	121
	South Van Ness Ave. to Folsom St.	C-2	NC-2	17	121
22nd St.	Capp St. to South Van Ness Ave.	RC-1	NC-1	17	121
	at Folsom St.	RC-1	NC-1	17	121
	Minnesota to 3rd Sts.	RC-2	NC-2	19	123
23rd St.	Wisconsin to Arkansas Sts.	RC-1	NC-1	19	123
24th St.	at Douglas St.	RC-1	NC-1	17	121
26th St.	at Sanchez St.	RC-1	NC-1	17	121
29th St.	at Sanchez St.	RC-1	NC-1	17	121
	at Dolores St.	RC-1	NC-1	17	121

Street	District Boundaries	Existing Zoning	Proposed Zoning	Map Number	Page Number
Monterey Blvd.	Edna St. to Ridgewood Ave.	C-1	NC-2	25	129
Montgomery St.	Area bounded by the Embarcadero, Chestnut and Kearny Sts.	C-2	GC	5	109
Noriega St.	18th to 27th Aves.	C-2	NC-2	13	117
	30th to 33rd Aves.	C-1	NC-2	13	117
	38th to 39th Aves.	C-1	NC-1	13	117
	44th to 47th Aves.	C-2	NC-2	13	117
North Point St.	Buchanan to Laguna Sts.	RM-4	NC-1	7	111
	Polk to Larkin Sts.	C-2	NC-1	7	111
Ocean Ave.	Cayuga to Mission Sts.	C-2	NC-3	23	127
				25	129
	Junipero Serra Blvd. to Paloma Ave.	C-2	NC-1	25	129
Ocean Ave.	Phelan Ave. to Manor Dr.	C-2	NC-3	25	129
	San Jose to Otsego Aves.	C-2	NC-2	25	129
	19th Ave. to Junipero Serra Blvd.	C-2	NC-3	25	129
				27	131
Ortega St.	18th to 19th Aves.	C-1	NC-1	15	119
Pacific Ave.	Polk to Taylor Sts.	RC-2	NC-2	5	109
				7	111
	Taylor to Powell Sts.	RC-3	NC-2	5	109
				7	111
Parnassus Ave.	at Stanyan St. [SE corner]	C-1	NC-1	15	119
	at Stanyan St. [SW corner]	RH-3	NC-1	15	119
Plymouth Ave.	at Sagamore St.	C-1	NC-1	25	129
	Sadowa to Broad Sts.	C-1	NC-1	25	129
Polk St.	Geary to Ellis Sts.	C-2	GC	7	111
	Golden Gate Ave. to Turk St.	C-2	GC	7	111
Portola Dr.	Laguna Honda to O'Shaughnessy Blvds. [Miraloma Park]	C-1	NC-S	15	119
Post St.	Fillmore to Laguna Sts.				
	[Japan Center]	C-2	NC-S	7	111
	Steiner to Pierce Sts.	C-2	NC-2	7	111
	Webster to Laguna Sts.	C-2	NC-2	7	111

APPENDIX C

The following table displays the existing zoning controls for C-1, C-2, RC-1, RC-2, and Special Use Districts. Controls are expressed in the proposed format and summarized where necessary to facilitate comparison with the proposed controls.

The following symbols are used in the table:

P = Permitted as Principal Use

C = Permitted as Conditional Use

NP = Not Permitted

= Blank space indicates use or feature is not permitted

N A = Not Applicable, No comparable control in existing Code

* = Permitted up to threshold;
Conditional above

TABLE 28
EXISTING CONTROLS

Sub-§	Zoning Category	§ References	C-1	C-2	RC-1	RC-2	Special Use Districts
			Controls	Controls	Controls	Controls	Controls
GENERAL BUILDING ENVELOPE STANDARDS							
.10	Height	§§ 102.11, 106, 201 Article 2.5	Varies; See Zoning Map	Varies; See Zoning Map	Varies; See Zoning Map		N A
.11	Lot Size	§ 121	N A	N A	N A		N A
.12	Rear Yards	§ 130	25% lot depth at residential levels only	25% lot depth at residential levels only	25% lot depth at grade level and above	25% lot depth at residential levels only	N A
.13	Street Trees	§ 143	Not Required	Not Required	Not Required	Not Required	N A

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	§§ 102.8-102.10, 123	3.6 to 1; Residential units not included	3.6 to 1; Residential units included	1.8 to 1; Residential units not included	1.8 to 1; Residential units not included	N A
.21	Square Footage per Use		N A	N A	N A	N A	P to sq. ft. threshold; C above
.22	Off-Street Parking, Commercial and Institutional	§§ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	Generally, none required if use is less than 5000 sq.ft. § 151, Table 4	N A
.23	Off-Street Freight Loading	§§ 150, 152-160 161(b)	Generally, none required § 152, Table 5	Generally, none required § 152, Table 5	Generally, none required § 152, Table 5	Generally, none required § 152, Table 5	N A
.24	General Advertising Signs	§§ 602, 604, 608	P	P			N A
.25	Business Signs	§§ 602, 604, 608	P	P	Wall signs permitted; Projecting signs not permitted	Wall signs permitted; Projecting signs not permitted	N A

Special Use Districts											
C-1			C-2		RC-1		RC-2		Special Use Districts		
Controls			Controls		Controls by Story		Controls by Story		Controls		
					First		Second +		First		
.52	Personal Service		P	P	P	C	P	C	see § .40		
.53	Business, Professional Service [Retail]		P	P	P	C	P	C	1st: P, 2nd: P or C 3rd +: varies		
.54	Tourist Hotel			P			C	C			
.55	Tourist Motel		C	C					N A		
.56	Auto Parking		C	P			C	C	N A		
.57	Gas Station, Service		P	P					N A		
.58	Auto Repair								N A		
.59	Auto Sale, Rental			P					N A		
.60	Animal Hospital			C					N A		
.61	Ambulance Service			C					N A		
.62	Mortuary			C					N A		

Non-Retail Sales and Services

.70	Non-Retail Service				P		P	C	P	C	N A
.71	Light Manufacturing, Wholesaling				P				P	C	N A

Institutions

.80	Hospital, Medical Center		C		C			C		C	N A
.81	Other Institutions		P		P		Some P; Some C	Some P; Some C	Some P; Some C	Some P; Some C	N A
.82	Public Facilities		Some P; Some C		Some P; Some C		Some P; Some NP	Some P; Some NP	Some P; Some NP	Some P; Some NP	N A

RESIDENTIAL STANDARDS AND USES

.90	Residential Uses		P		P		P		P		N A
.91	Residential Density, Dwelling Units	§§ 207.1	Nearest R district but not less than 1 unit per 800 sq. ft.	Nearest R district but not less than 1 unit per 800 sq. ft.	Nearest R district but not less than 1 unit per 800 sq. ft.	1 unit per 800 sq. ft.	1 unit per 800 sq. ft.	1 unit per 800 sq. ft.	1 unit per 600 sq. ft.		N A

Sup-§	Zoning Category	§ References	C-1		C-2		RC-1		RC-2		Special Use Districts	
			Controls		Controls		Controls		Controls		Controls	
.92	Residential Density, Other Residential Uses	§§ 207.1	Depends on nearest R district		Depends on nearest R district		1 bedroom per 275 sq. ft. lot area		1 bedroom per 210 sq. ft. lot		N A	
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Depends on residential density		Depends on residential density		100 sq. ft. per unit if private		80 sq. ft. per unit if private		N A	
.94	Off-Street Parking, Residential	§§ 150-151 153-160 204.5	1 space per unit §§ 151, Table 4		1 space per unit §§ 151, Table 4		1 space per unit §§ 151, Table 4		1 space per unit §§ 151, Table 4		N A	
.95	Community Residential Garage		P		P		C		C		N A	

APPENDIX D
PROPOSED CONTROLS

(FOLDOUT CHART)

CREDITS

Dean Macris, Director
Milton Edelin, Deputy Director
Robert Passmore, Zoning Administrator

George Williams, Assistant Director, Plans and Programs

Robin Jones, Chief of Programs, NCRS Project Director
Patrice Fambrini
Scott Dowdee
Lori Yamauchi
Inge Horton
Mitchell Schwarzer

Daniel Sullivan
Max Setyadiputra
Rana Ahmadi
Mohini Mirchandani
Ed Michael
Roger Herrera
Karla Dykes
Angelica Chiong
Diane Oshima
Lawrence Badiner

Clarence Lee
Fred Stuprich
Frances Lawsing

Irene Cheng-Tam
Janice King
Cathy Tang
Elaine Hung

Most of the photographs in this report were taken by Rana Ahmadi; some were taken by Larry Badiner, Scott Dowdee, Inge Horton, and Lori Yamauchi.

Special thanks to the many student interns who assisted with data collection and analysis, and the neighborhood merchants, business men and women, residents, and property owners who were invaluable in providing input to the study, identifying issues, and recommending solutions for their districts.



FEB 14 1996

JUN 8 1984

SAN FRANCISCO
PUBLIC LIBRARYSAN FRANCISCO PUBLIC LIBRARY
3 1223 03962 0464

PROPOSED CONTROLS FOR NEIGHBORHOOD CO

NC-1	NC-2	NC-3	NC-5	GC
\$ 710	\$ 711	\$ 712	\$ 713	\$ 714
Controls				

Broadway	Castro	Inner Clement	Outer Clement	Upper Fillmore	Haight	Hayes - Cough
\$ 720	\$ 721	\$ 722	\$ 723	\$ 724	\$ 725	\$ 726

Sub	Zoning Category	References
-----	-----------------	------------

GENERAL BUILDING ENVELOPE STANDARDS

.10	Height	\$ 102.11, 106, 201 Article 2.5	40 feet See Zoning Map	Generally, 40 feet See Zoning Map	Generally, 40 feet See Zoning Map	Generally, 40 feet See Zoning Map	Varies See Zoning Map \$ 263.1 - 263.3
.11	Lot Size	\$ 790.57, 121	3000 sq.ft. * \$ 121.1	4500 sq.ft. * \$ 121.1	6000 sq.ft. * \$ 121.1	No Limit	No Limit
.12	Rear Yards	\$ 130	Required at grade level and above \$ 134.1, 134.2	Required at second level and above \$ 134.1, 134.2	Required at residential levels only \$ 134.1, 134.2	Not Required	Required at residential levels only \$ 134.1, 134.2
.13	Street Trees	\$ 143.1	Required \$ 143.1	Required \$ 143.1	Required \$ 143.1	Required \$ 143.1	Required \$ 143.1

P up to 40 feet C 40 to 65 feet \$ 263.4	40 - 65 feet See Zoning Map	40 feet	40 feet	40 feet	40 feet	50 - 130 feet See Zoning Map
4000 sq.ft. * \$ 121.1	3500 sq.ft. * \$ 121.1	3500 sq.ft. * \$ 121.1	3500 sq.ft. * \$ 121.1	3500 sq.ft. * \$ 121.1	3500 sq.ft. * \$ 121.1	4500 sq.ft. * \$ 121.1
Required at residential levels only \$ 134.1, 134.2	Required at second level and above \$ 134.1, 134.2	Required at second level and above \$ 134.1, 134.2	Required at grade level and above \$ 134.1, 134.2	Required at second level and above \$ 134.1, 134.2	Required at second level and above \$ 134.1, 134.2	Required at residential levels only \$ 134.1, 134.2
Required \$ 143.1	Required \$ 143.1	Required \$ 143.1	Required \$ 143.1	Required \$ 143.1	Required \$ 143.1	Required \$ 143.1

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

.20	Floor Area Ratio	\$ 102.8-102.10, 123	1.8 to 1 \$ 124.1	3.6 to 1 \$ 124.1	3.6 to 1 \$ 124.1	3.6 to 1 \$ 124.1	3.6 to 1 \$ 124.1
.21	Square Footage per Use	\$ 790.118	2500 sq.ft. * \$ 121.3, 121.4	3500 sq.ft. * \$ 121.3, 121.4	5000 sq.ft. * \$ 121.3, 121.4	5000 sq.ft. * \$ 121.3, 121.4	No Limit
.22	Off-Street Parking, Commercial and Institutional	\$ 150-151, 153-160, 204.5	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4
.23	Off-Street Freight Loading	\$ 150, 152-160 161(b)	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5
.24	General Advertising Signs	\$ 602, 604, 608	Not Permitted \$ 607.1	1 non-illuminated 50 sq.ft. sign per lot on 1st story only \$ 607.1	2 100 sq.ft. signs per lot; 200 sq.ft. maximum signage per lot \$ 607.1	2 wall or free-standing signs, 200 sq. ft. maximum signage per lot \$ 607.1	2 wall, free-standing, or roof signs up to 300 sq.ft. signage per lot \$ 607.1, \$ 608.6 - .10
.25	Business Signs	\$ 602, 604, 608	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st story only \$ 607.1	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only \$ 607.1	3 sq.ft. per linear ft. business frontage up to 150 sq.ft. signage per business \$ 607.1	3 sq.ft. per linear ft. business frontage up to 150 sq.ft. signage per business \$ 607.1	3 sq.ft. per linear ft. business frontage up to 200 sq.ft. signage per business \$ 607.1, \$ 608.8 - .10
.26	Outdoor Activity	\$ 790.76	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P
.27	Drive-Up Facility	\$ 790.32				C	P
.28	Walk-Up Facility	\$ 790.130	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P
.29	Hours of Operation	\$ 790.48	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	No Limit	No Limit	No Limit

Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	3.6 to 1 \$ 124.1
3000 sq.ft. * \$ 121.3, 121.4	2500 sq.ft. * \$ 121.3, 121.4	2500 sq.ft. * \$ 121.3, 121.4	2500 sq.ft. * \$ 121.3, 121.4	2500 sq.ft. * \$ 121.3, 121.4	2500 sq.ft. * \$ 121.3, 121.4	3000 sq.ft. * \$ 121.3, 121.4
Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4	Generally, none required if use is less than 5000 sq.ft. \$ 151, Table 4
Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5	Generally, none required \$ 152, Table 5
2 100 sq.ft. signs per lot; 200 sq.ft. maximum signage per lot \$ 607.1	Not Permitted \$ 607.1, \$ 608.10	Not Permitted \$ 607.1	Not Permitted \$ 607.1	Not Permitted \$ 607.1	Not Permitted \$ 607.1	Not Permitted \$ 607.1
2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only \$ 607.1, \$ 607.1(f)(3)	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only \$ 607.1, \$ 608.10	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only \$ 607.1	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st story only \$ 607.1	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only \$ 607.1	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only \$ 607.1	2 sq.ft. per linear ft. business frontage up to 100 sq.ft. per business on 1st 2 stories only \$ 607.1
P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere	P in front; C elsewhere
P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise	P if recessed 3 ft.; C otherwise
No Limit	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	P: 6 a.m. - 2 a.m.	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.	P: 6 a.m. - 2 a.m. C: 2 a.m. - 6 a.m.

.30	Residential Conversion	\$ 790.86
-----	------------------------	-----------

Controls by Story											
1st	2nd +	1st	2nd	3rd +	1st	2nd	3rd +	1st	2nd	3rd +	All Levels
P		P	P		P	P	P	P	P	P	P

Controls by Story											
1st	2nd	3rd +	1st	2nd	3rd +	1st	2nd	3rd +	1st	2nd	3rd +
P	C		P	C		P			P		

Retail Sales and Services

.40	Retail Sales and Services [Not Listed Below]	\$ 790.92	P		P	P		P	P	P		P
.41	Drinking Establishment [Bar]	\$ 790.28	C		P			P	P	P		P
.42	Drinking Establishment [Excluding Bar]	\$ 790.30	C		P			P	P	P		P
.43	Restaurant	\$ 790.90	P #		P			P	P	P		P
.44	Take-Out Food Establishment	\$ 790.124	P #		P			P	P	P		P
.45	Movie Theater	\$ 790.62			P			P	P	P		P
.46	Adult Entertainment	\$ 790.34										P
.47	Place of Entertainment	\$ 790.38	C		P			P	P	P		P
.48	Amusement Game Establishment	\$ 790.4						C		P		P
.49	Financial Service [Retail]	\$ 790.102			P			P	P	P		P
.50	Limited Financial Service	\$ 790.104	P		P			P	P	P		P
.51	Medical Service	\$ 790.106	P		P	P		P	P	P		P
.52	Personal Service	\$ 790.110	P		P	P		P	P	P		P
.53	Business, Professional Service [Retail]	\$ 790.100	P		P	P		P	P	P		P
.54	Tourist Hotel	\$ 790.46			C	C		C	C	C		P
.55	Tourist Motel	\$ 790.60										C
.56	Auto Parking	\$ 790.8			C	C		C	C	C		P
.57	Gas Station, Service	\$ 790.16						C		P		P
.58	Auto Repair	\$ 790.18						C	C	P		C
.59	Auto Sale, Rental	\$ 790.12						C		P		P
.60	Animal Hospital	\$ 790.6			C	C		C	C	C		C
.61	Ambulance Service	\$ 790.2						C		C		C
.62	Mortuary	\$ 790.58						C	C	C		C

Non-Retail Sales and Services

.70	Non-Retail Service	\$ 790.108			C			C	C	C		P
.71	Light Manufacturing, Wholesaling	\$ 790.94 790.56			C			C		C		C
					\$ 236 Garment Shop SUD					\$ 236 Garment Shop SUD		

Institutions

.80	Hospital, Medical Center	\$ 790.44						C	C	C		C
.81	Other Institutions	\$ 790.50	P #	C #	P #	C		P #	C	C		P #
.82	Public Facilities	\$ 790.80	C	C	C	C		C	C	C		C

RESIDENTIAL STANDARDS AND USES

.90	Residential Uses	\$ 790.88	P #	P	P	P #	P	P	P #	P	P	P #
.91	Residential Density, Dwelling Units	\$ 207.1 790.82(a)	Generally, 1 unit per 850 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 800 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)	Generally, 1 unit per 600 sq.ft. lot area \$ 211 (a)
.92	Residential Density, Other Residential Uses	\$ 207.1 790.82(a)	Generally, 1 bedroom per 275 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 275 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)	Generally, 1 bedroom per 210 sq.ft. lot area \$ 211 (c)
.93	Disable Open Space [Per Residential Unit]	\$ 135, 136	100 sq.ft., private 133 sq.ft., common \$ 135(d), Table 3A	100 sq.ft., private 133 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A
.94	Off-Street Parking, Residential	\$ 150-151 153-150 204.5	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1
.95	Community Residential Garage	\$ 790.10	C	C	C	C	C	C	C	C	C	P

P #	P	P	P #	P	P	P #	P	P	P #	P	P	P #
1 unit per 400 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)	1 unit per 600 sq.ft. lot area \$ 211 (b)
1 bedroom per 140 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)	1 bedroom per 210 sq.ft. lot area \$ 211 (c)
60 sq.ft., private 80 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A	80 sq.ft., private 100 sq.ft., common \$ 135(d), Table 3A
Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1	Generally, 1 space per unit \$ 151, Table 4, 151.1
C	C	C	C	C	C	C	C	C	C	C	C	C

FOOTNOTES

\$ 710 NC-1

.43 P if located more than one-quarter mile from any district with more restrictive controls for sub-§§ .43 and .44; C otherwise.

.44 1st story: P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

2nd story: C at second story only; P above.

.45 1st story: P if not displacing retail and if retail is provided at commercial frontage; C otherwise.

\$ 711 NC-2; \$ 712 NC-3; \$ 713 NC-5

.81 1st story: P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

.90 1st story: P if not displacing retail and if retail is provided at commercial frontage; C otherwise.

\$ 714 GC

.11 1st story: P if not displacing housing or retail and if retail is provided at commercial frontage; C otherwise.

2nd story: P

.90 1st story: P if not displacing retail and if retail is provided at commercial frontage; C otherwise.

2nd story: P

\$ 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734

.11 Individual Districts except Broadway, North Beach, and Sacramento

.41 P if less than 20% of commercial frontage is occupied

.42 by uses controlled in sub-§§ .41, .42, .43, .44;

.43 C if 20 - 25% of commercial frontage is occupied by above uses;

.44 NP for new uses and C for alterations or expansions of existing uses if 25% of commercial frontage is occupied by above uses

SAN FRANCISCO
CITY PLANNING DEPARTMENT
MAY 1984

P#	P	P	P#	P	P	P#	P	P	P#	P	P	P#	P	P	P#	P	P	P#	P	P			
1 unit per 400 sq.ft., lot area § 211 (b)			1 unit per 400 sq.ft., lot area § 211 (b)			1 unit per 400 sq.ft., lot area § 211 (b)			1 unit per 600 sq.ft., lot area § 211 (b)			1 unit per 600 sq.ft., lot area § 211 (b)			1 unit per 600 sq.ft., lot area § 211 (b)			1 unit per 600 sq.ft., lot area § 211 (b)			\$ 790.83	Residential Uses	.90
																		\$ 790.83(a)			Residential Density, Dwelling Units	.91	
1 bedroom per 140 sq.ft., lot area § 211 (c)			1 bedroom per 140 sq.ft., lot area § 211 (c)			1 bedroom per 140 sq.ft., lot area § 211 (c)			1 bedroom per 210 sq.ft., lot area § 211 (c)			1 bedroom per 210 sq.ft., lot area § 211 (c)			1 bedroom per 210 sq.ft., lot area § 211 (c)			1 bedroom per 210 sq.ft., lot area § 211 (c)			\$ 507.1 790.83(a)	Residential Density, Other Residential Uses	.92
60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A			60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A			60 sq.ft., private 80 sq.ft., common § 135(d), Table 3A			100 sq.ft., private 133 sq.ft., common § 135(d), Table 3A			80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A			80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A			80 sq.ft., private 100 sq.ft., common § 135(d), Table 3A			\$ 135, 136	Usable Open Space [Per Residential Unit]	.93
Generally, 1 space per unit * § 151, Table 4, 151.1			Generally, 1 space per unit * § 151, Table 4, 151.1			Generally, 1 space per unit * § 151, Table 4, 151.1			Generally, 1 space per unit * § 151, Table 4, 151.1			Generally, 1 space per unit * § 151, Table 4, 151.1			Generally, 1 space per unit * § 151, Table 4, 151.1			Generally, 1 space per unit * § 151, Table 4, 151.1			\$ 150-151 153-160 204.5	Off-Street Parking, Residential	.94
C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 790.10	Community Residential Garage	.95

4230 Sacramento

.01 .27	C	if less than 25% of commercial frontage is occupied by uses controlled in sub-ss 41, 42, 43, 44;
	N ^a	for new uses and C for alterations or expansion of existing uses if 25% of commercial frontage is occupied by above uses;
.43 .44	P	if less than 20% of commercial frontage is occupied by uses controlled in ss-38, 41, 42, 43, 44;
	C	if 20 - 25% of commercial frontage is occupied by above uses;
	N ^a	for new uses and C for alterations or expansion of existing uses if 25% of commercial frontage is occupied by above uses.



3 1223 03962 0761

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

June 7, 1984

≡ NEIGHBORHOOD COMMERCIAL REZONING STUDY STATUS REPORT

The Neighborhood Commercial Rezoning Proposal for Citizen Review is now available to the public at 450 McAllister Street, Room 405. Due to the limited number of copies and the report size, copies will be limited to one per individual, and should be picked up at the Department offices personally or by messenger during business hours.

NEIGHBORHOOD MEETINGS

The following neighborhood meetings to discuss the Neighborhood Commercial Rezoning Study draft proposal have been scheduled. They are listed below with the respective neighborhoods and major commercial districts of interest.

TUESDAY	JULY 10	7:30 - 9:30 P.M.	THE RICHMOND (Clement, Geary, Balboa) Richmond Branch Library 351 9th Ave.
WEDNESDAY	JULY 11	7:30 - 9:30 P.M.	SUNSET & SOUTHWEST (Irving, Noriega, Taraval, West Portal, Ocean, Stonestown) Herbert Hoover Middle School 2290 19th Avenue (at Santiago)
THURSDAY	JULY 12	7:00 - 9:00 P.M.	SOUTHEAST (Cortland, Geneva, Glen Park, San Bruno, Leland) Excelsior Branch Library 4400 Mission St.
MONDAY	JULY 16	7:30 - 9:30 P.M.	MISSION (Mission, 16th St., 24th St., Valencia, Potrero) Horace Mann Middle School 3351 23rd St. - Auditorium
WEDNESDAY	JULY 18	7:30 - 9:30 P.M.	EUREKA AND NOE VALLEYS (24th St.-Noe, Castro, Upper Mkt.) Ralph K. Davies Med. Ctr. Hospital Auditorium - B Level Castro and Duboce Avenue
THURSDAY	JULY 19	7:30 - 9:30 P.M.	HAIGHT, WESTERN ADDITION (Haight, Hayes-Gough, etc.) Mount Zion Hospital & Medical Center, Sutter Auditorium 1600 Divisadero

DOCUMENTS DEPT.

JUN 8 1984

SAN FRANCISCO
PUBLIC LIBRARY

TUESDAY JULY 24 7:30 - 9:30 P.M.

PACIFIC HTS., PRESIDIO HTS.,
MARINA (Union, Sacramento, Upper
Fillmore, Lombard, Chestnut)
Pacific Medical Center (tentative)
2333 Buchanan

THURSDAY JULY 26 7:30 - 9:30 P.M.

NORTHEAST (Polk, N. Beach,
Fisherman's Wharf, etc.)
St. Francis Memorial Hospital
Doctors Dining Room - 2nd Fl.
900 Hyde St. (enter on Pine St.)

Department staff will be available for other informational presentations and discussions with neighborhood and citywide groups. Interested individuals are welcome to call or write the NCRS staff with questions and comments.

INTERIM CONTROLS

While the Neighborhood Commercial Rezoning Study's proposed zoning controls are under public review, existing C-1, C-2, RC-1 and RC-2 zoning will be in effect. Other supplementary zoning measures will continue to operate as specified in their legislation.

The supplementary zoning controls include interim and permanent special use districts and moratoria. These controls are effective for the following districts through the expiration dates listed below:

<u>District</u>	<u>Additional Zoning</u>	<u>Expiration Date</u>
Inner Clement	Financial Inst. Moratorium	December 4, 1984
Outer Clement	Eating and Drinking Morator.	December 4, 1984
Inner Clement	Eating and Drinking Morator.	January 2, 1985
Castro St.	Interim Special Use District	January 19, 1985
Upper Fillmore St.	Interim Special Use District	January 19, 1985
Haight St.	Interim Special Use District	January 19, 1985
Upper Market East	Interim Special Use District	January 19, 1985
Upper Market West	Interim Special Use District	January 19, 1985
Sacramento St.	Interim Special Use District	January 19, 1985
Valencia St.	Interim Special Use District	January 19, 1985
24th St.-Mission	Interim Special Use District	January 19, 1985
24th St.-Noe	Interim Special Use District	January 19, 1985
North Beach	Financial Inst. Moratorium	February 12, 1985
Polk St.	E. & D., Fin., Entertain- ment, etc. Moratorium	February 12, 1985
North Beach	Interim Housing Conservation Special Use District	January 1, 1986
Hayes-Gough	Permanent Special Use District	None
Union St.	Permanent Special Use District	None

ADDITIONAL INFORMATION

Questions and comments are welcome. Please call 558-2101 and ask for a member of the Neighborhood Commercial Rezoning Study staff, or write to NCRS Staff, Department of City Planning, 450 McAllister Street, Room 405, San Francisco, CA. 94102.



3 1223 03962 0662

450 McAllister Street
San Francisco, CA 94102

FEB 11 1996

City and County of San Francisco
Department of City Planning

June 7, 1984

ADMINISTRATION
(415) 558 - 5111 / 558 - 4656
CITY PLANNING COMMISSION
(415) 558 - 4656
PLANS AND PROGRAMS
(415) 558 - 4541
IMPLEMENTATION / ZONING
(415) 558 - 3055

DOCUMENTS DEPT.

JUN 8 1984

SAN FRANCISCO
PUBLIC LIBRARY**NEIGHBORHOOD COMMERCIAL REZONING STUDY**
EXECUTIVE SUMMARY

This report presents recommendations for the comprehensive rezoning of San Francisco's neighborhood commercial districts. The zoning provisions which currently regulate land uses on commercial streets are the result of studies made by the Department of City Planning during the late 1950s and adopted in 1960. In the twenty-four years since the adoption of the existing zoning controls, the spectrum of uses in commercial districts has changed considerably, making revisions necessary.

The report covers all commercial districts in San Francisco except those downtown (C-3) and certain areas currently under separate study by the Department of City Planning (North of Market, Chinatown, and Van Ness Avenue).

The report proposes changes in the Master Plan policies governing neighborhood commercial districts and a new section (Article 7) of the City Planning Code to establish a comprehensive, flexible system of neighborhood commercial zoning controls. Land uses in each of the city's neighborhood commercial areas would be controlled by one of five basic zoning districts recommended in the report. In fifteen neighborhood commercial areas, however, individually applied controls are proposed to accommodate special circumstances at those locations. A main feature of Article 7 is a table which displays all controls, either directly or by reference to other sections of the Code. Article 7 also contains sections describing the purpose of each district, standards and permitted uses, references to approval procedures, and definitions.

New controls are proposed for certain kinds of uses such as bars, restaurants, places of entertainment, financial offices, and upper-story commercial uses. In selected districts, an absolute limit would be placed on the amount of commercial frontage that could be occupied by eating and drinking establishments. Controls would also encourage new development to respect the existing scale and character of a shopping area.

D
REF
711.5522
Sa52nc
summary

EXISTING ZONING

4 Base Districts

- RC-1 Residential Commercial
Combined, Low Density
- RC-2 Residential Commercial
Combined, Moderate Density
- C-1 Neighborhood Shopping
- C-2 Community Business

Plus

Some districts have additional
controls in the form of
special use district overlays:

- Castro Street
- Upper Fillmore Street
- Haight Street
- Hayes -Gough
- Upper Market Street
- Sacramento Street
- Union Street
- Valencia Street
- 24th Street - Mission
- 24th Street - Noe Valley

Some districts have additional
controls in the form of
moratoria on certain uses:

- Inner Clement Street
- Outer Clement Street
- North Beach
- Polk Street

Format

Existing controls are contained
in various sections of the Code
without cross references.

PROPOSED ZONING

5 Base Districts

- NC-1 Neighborhood Commercial Cluster
- NC-2 Small Scale
Neighborhood Commercial
- NC-3 Moderate Scale
Neighborhood Commercial
- NC-S Neighborhood Commercial
Shopping Center
- GC General Commercial

Districts needing specialized controls
would be controlled separately,
without overlays:

- Broadway
- Castro Street
- Inner Clement Street
- Outer Clement Street
- Upper Fillmore Street
- Haight Street
- Hayes-Gough
- Upper Market Street
- North Beach
- Polk Street
- Sacramento Street
- Union Street
- Valencia Street
- 24th Street - Mission
- 24th Street - Noe Valley

Format

Proposed Article 7 would contain
a table with a separate column
for each district listing all
controls either directly or by
reference.

ISSUES

In recent years, changes in population, retailing techniques, and other economic and social factors have brought new vitality to many of San Francisco's neighborhood commercial districts. Active businesses in new and remodeled buildings have broadened district trade areas and enhanced the variety and availability of retail goods and services. In most cases, the increased activity has benefited both the business and residential communities. However, in some districts, changes have included a loss of neighborhood-serving shops and services, and an increase in traffic and parking congestion, noise, and disruptive late-night activity.

The most dramatic change in land use patterns in neighborhood commercial districts has been the growth in numbers of eating and drinking establishments, financial institutions, medical, business and professional offices, and specialty stores. Rapid change in the land use composition of several popular districts has upset the traditional mix of uses and resulted in the loss of certain types of essential services and stores. One major cause of the displacement of neighborhood-serving businesses has been the expansion of the number of eating and drinking establishments and financial institutions which, due to their business volume, are able to afford higher rents. In some commercial districts the loss of convenience stores, such as hardware stores and pharmacies, has made it difficult for neighborhood residents to find essential goods and services.

In addition to disrupting the traditional mix of local-serving businesses, concentrations of eating and drinking establishments have disturbed both merchants and residents by generating nuisances such as traffic and parking congestion, trash, noise, raucous behavior, and late night activity.

Rising rents in downtown San Francisco have forced small businesses to look for office space in neighborhood commercial districts. Strong demand and competition for ground-story retail space in neighborhood commercial districts have led office activities to look for upper-story space. The result has been an increase in conversions of residential units to commercial uses, primarily medical, business, and professional services. Conversions of upper-story residential units threaten the mixed-use character of neighborhood commercial districts and reduce a valuable source of housing for San Francisco residents.

Large-scale development has also changed the physical scale and character of some neighborhood commercial districts. Financial institutions and office/retail buildings built in the last fifteen years often occupy large corner lots. Some new buildings use architectural styles and building materials which are not consistent with the traditional character of established neighborhood commercial districts. By disregarding the prevailing scale and style of small buildings and commercial uses, these buildings can upset the visual cohesiveness of the smaller-scaled neighborhood shopping districts.

GOALS

The primary goals of the proposed rezoning are to:

- Make necessary revisions and additions to Master Plan policies as they relate to neighborhood commercial areas. Proposed revisions to the Commerce and Industry Element reflect objectives for the city's diverse neighborhood commercial districts. Guidelines for commercial development are included to provide the business and residential communities, as well as public officials, with criteria for the evaluation of neighborhood commercial development proposals.
- Revise zoning districts, categories, and controls to reflect the needs of neighborhood commercial districts and incorporate new zoning methodology where necessary to adequately regulate land uses.
- Consolidate all zoning controls into one section of the Planning Code to facilitate an understanding of the zoning requirements for any commercial property or district. Modify procedures for permit processing to simplify the conditional use process in certain cases.

REPORT SUMMARY

REVISIONS AND ADDITIONS TO THE MASTER PLAN

Existing policies of the Commerce and Industry Element are revised to reflect current land use patterns and objectives. New policies include:

- a Generalized Neighborhood Commercial Land Use Plan (Policy 5);
- a specific policy for conversion of residential units in commercial districts (Policy 2);
- detailed land use and design guidelines for neighborhood commercial district development Policies 1 and 6);
- policies of the Residence and Transportation Elements which relate to neighborhood commercial districts are also included in the report.

The Commerce and Industry Element policies are listed below with brief descriptions of additions and revisions.

Objective 8

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 1

Promote diversity among the city's neighborhood commercial districts while assuring that each continues to provide neighborhood serving goods and services.

This policy has been revised and expanded to include guidelines for all new uses as well as specific uses such as eating and drinking establishments and auto-oriented facilities.

Policy 2

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts.

This new policy discusses the locations and circumstances under which conversions of residential units to non-residential uses would be appropriate.

Policy 3

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

This new policy encourages convenience retail uses to locate so that all residential areas in the city are within a one-quarter to one-half mile service radius.

Policy 4

Discourage creation of major new commercial areas except in conjunction with supportive residential development and transportation capacity.

This policy remains essentially unchanged.

Policy 5

Adopt specific zoning districts which conform to a generalized neighborhood commercial land use plan.

This new policy establishes a generalized land use plan with six categories of neighborhood commercial districts.

Policy 6

Promote high quality urban design on commercial streets.

This policy is revised to include design guidelines for site planning, building height and bulk, architectural design, signs, open space, and landscaping.

Policy 7

Promote neighborhood commercial revitalization.

This policy remains essentially unchanged.

Policy 8

Encourage community-based economic development.

This policy remains essentially unchanged.

Residence Element

Objective 3

RETAIN THE EXISTING SUPPLY OF HOUSING.

Policy 2

Restrict the conversion of housing in commercial and industrial areas.

Objective 6

PROVIDE A QUALITY LIVING ENVIRONMENT.

Policy 2

Allow appropriate neighborhood-serving commercial activities in residential areas.

Transportation Element

Citywide Parking Plan

Objective 1

ENSURE THAT THE PROVISION OF NEW OR ENLARGED PARKING FACILITIES DOES NOT ADVERSELY AFFECT THE LIVABILITY AND DESIRABILITY OF THE CITY AND ITS VARIOUS NEIGHBORHOODS.

Policy 1

Assure that new or enlarged parking facilities meet need, locational, and design criteria.

Objective 4

MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD SHOPPING DISTRICTS CONSISTENT WITH PRESERVATION OF A DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

Policy 1

Assure that new neighborhood shopping district parking facilities and other auto-oriented uses meet established guidelines.

ZONING FRAMEWORK

Article 7 is proposed as a new section of the Planning Code. Its main features are:

- a table displaying all controls directly or by reference for each district;
- sections describing the purposes of each district;
- a section listing building envelope standards which cannot be modified, as well as those which are subject to special exception, variance, or administrative change;
- a section listing uses which are permitted as principal, conditional, accessory, or temporary uses;
- references to approval procedures, which include a proposed Consent Calendar to facilitate approval of non-controversial permit applications;
- definitions.

NEW ZONING CONTROLS

Under the proposed new zoning there are 50 categories of building standards (such as height limits, maximum lot size, and rear yard requirements) and permitted uses. They are the following.

General Building Envelope Standards

- Height
- Lot Size
- Rear Yards
- Street Trees

Commercial and Institutional Standards and Uses

- Floor Area Ratio
- Square Footage per Use
- Off-Street Parking, Commercial and Institutional
- Off-Street Freight Loading
- General Advertising Signs
- Business Signs
- Outdoor Activity
- Drive-Up Facility
- Walk-Up Facility
- Hours of Operation
- Residential Conversions

Retail Sales and Services

- Retail Sales and Services (Not Listed Below)
- Drinking Establishment (Bar)
- Drinking Establishment (Excluding Bar)
- Restaurant
- Take-Out Food Establishment

Movie Theater
Adult Entertainment
Place of Entertainment
Amusement Game Establishment
Financial Service (Retail)
Limited Financial Service
Medical Service
Personal Service
Business, Professional Service (Retail)
Tourist Hotel
Tourist Motel
Auto Parking
Gas Station, Service
Auto Repair
Auto Service, Rental
Animal Hospital
Ambulance Service
Mortuary

Non-Retail Sales and Services

Non-Retail Service
Light Manufacturing

Institutions

Hospital, Medical Center
Other Institutions
Public Facilities

Residential Standards and Uses

Residential Uses
Residential Density, Dwelling Units
Residential Density, Other Residential Uses
Off-Street Parking, Residential
Community Residential Garage

A number of these control categories do not exist under the existing zoning. They are:

Lot Size

It is recommended that the size of new development be regulated by prescribing the maximum size of lots for new or expanding development in most neighborhood commercial districts. The limits reflect the typical or appropriate lot size in districts where such controls are applicable. New development should respect established scale and development patterns through the design of buildings that are not too bulky or massive. In some cases, new development on lots exceeding the threshold limit could be permitted as conditional uses, depending on: 1) the kinds of structures and uses replaced or added to by the new development; 2) the scale, design, and use composition of the proposed development relative to the established district character and; 3) the potential environmental impacts.

Square Footage per Use

It is recommended that limits be set on the size of each individual non-residential use, based on the use size generally appropriate in each district. In certain circumstances, larger uses may be permitted, depending on consideration of the type of use, the design and articulation of the use in relation to the established district use scale and design, and the potential environmental impacts.

Use Controls by Story

It is recommended that uses be regulated according to their location in the building: the first story and below, second story, and third story and above. The use controls generally prescribe the number of building stories that commercial uses can occupy, leaving the remaining stories for residential use. The use controls for various districts are designed to respect the desired character of the district.

Residential Conversion to Non-Residential Use

It is recommended that regulations be applied to the conversion of an existing housing unit or units to non-residential use. Demolition of housing units and replacement by a non-residential use would also be controlled. In order to allow for active retail storefronts, conversions would be permitted at the first story in all districts. At the upper stories, conversions would be prohibited in districts which contain large quantities of affordable housing and which still have ample opportunities for commercial development at the ground story and/or in new construction on underutilized sites. In other districts, conversions above the ground story would be permitted as principal or conditional uses, depending on the district. Conditional review of conversions would consider the extent of conversion activity that has already taken place, the extent of remaining housing stock, the affordability and physical condition of the units to be converted, the availability of commercial space within and near the district, and the demand for commercial space in the district.

Eating and Drinking Establishments

In order to control the number, size and location of eating and drinking establishments in districts where they are a problem, a new system of thresholds and ceilings is proposed. This approach is based on the percentage of ground-story commercial frontage occupied by eating and drinking establishments. In most districts eating and drinking establishments would be permitted as principal uses until a threshold of 20% of the district's commercial frontage contains eating and drinking establishments. Thereafter, existing eating and drinking establishments could be modified and new ones could be approved only as conditional uses until a 25% ceiling is reached. At this point, existing establishments could be modified by conditional use, but no new eating and drinking establishments would be permitted to locate in the district.

Financial Services

In certain individual districts, growth of financial service establishments has been problematic and regulated in the recent past by density threshold controls and moratoria. The proposed controls would require conditional use review in most individual districts. Such review would consider the inventory and location of existing financial services in and near the district, the displacement of smaller retail businesses, the type of functions included in the proposed financial service's operation, and the design and scale of the use as it could affect active pedestrian-oriented frontages and the scale and character of surrounding buildings. Financial services which are restricted to a limited size large enough to provide convenience banking services without disruption of the existing neighborhood scale and pattern would be permitted in all districts at the first story, and at the upper stories in the more intensive districts.

Medical, Personal, and Business and Professional Services

Medical, personal, and business and professional services are uses requiring office space in which to operate. These uses are considered retail services if their primary activity serves the general public, including neighborhood residents, as opposed to a business clientele.

Controls are designed to provide for medical, personal, and professional and business services in first-, and in most cases, second-story locations. In the less intensive districts, where first story space is available and upper stories are reserved for residences, these services could locate only at the first story. In most of the other districts, they would be permitted as principal or conditional uses at the upper stories, depending on whether the district could accommodate additional upper-story office space. These controls would apply in conjunction with the controls for conversion of housing units, except in cases involving new construction. Conditional use review, would consider the district's current inventory and market for medical, personal, and professional and business services; the available first story space; the proposed and alternative means of providing the space (conversion, new construction); and the proposed design and its impact on surrounding uses.

Business services whose primary activity is with the business community and not with the general public are inappropriate in most neighborhood-oriented commercial districts and would be prohibited.

Hours of Operation

This new control would regulate late night commercial activity in most neighborhood commercial districts.

Street Trees

It is recommended that street trees be required to be planted as part of each new development in neighborhood commercial districts, except in cases where irrigation problems exist or where trees interfere with utilities or signs.

NEW ZONING DISTRICTS

It is recommended that five base commercial districts be established and selectively applied to approximately 225 neighborhood commercial locations throughout the city. These five districts would replace the existing RC-1, RC-2, C-1, and C-2 districts in the San Francisco City Planning Code.

NC-1 Neighborhood Commercial Cluster

These districts provide retail goods and personal services for their surrounding neighborhoods during primarily daytime hours. They are designed to replace most of the existing RC-1, RC-2, and C-1 districts; and generally consist of one or two blocks or small clusters of three or more commercial establishments, commonly grouped at a corner.

Controls provide for neighborhood commercial services on the first floor and residential development on upper stories. Requirements for rear yards are intended to preserve existing backyard space. The variety of uses to be permitted is the most restrictive in the city's neighborhood commercial districts, and most commercial uses which could impact residential livability are prohibited.

Examples of the NC-1 district include the corners along Church Street between 25th and 30th Streets.

NC-2 Small-Scale Neighborhood Commercial District

The NC-2 zoning district is intended to replace small- and moderately-sized C-2 districts. It includes linear neighborhood commercial districts which have a predominant neighborhood orientation, such as Cole and Chestnut Streets.

These districts provide convenience goods and services to their surrounding neighborhood as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, movie theaters, restaurants, as well as neighborhood-serving offices. NC-2 districts are commonly located along both collector and arterial streets which have transit routes.

The district controls provide for commercial development on the ground and second stories and residences on the upper stories. Eating and drinking establishments, however, are confined to the ground story. The second story may be used by some retail stores, personal services, medical, business and professional offices, and residences. No commercial uses are allowed on the third story and above. Residences and certain institutional facilities are the only permitted uses above the second story.

NC-3 Moderate-Scale Neighborhood Commercial District

The NC-3 zoning district is designed to replace the larger C-2 districts and consequently includes the largest and most intensely developed neighborhood commercial districts in San Francisco, such as Geary Boulevard from Masonic to 11th Avenue.

These districts are intended to serve in most cases as linear shopping streets which offer comparison and specialty goods to a population greater than the immediate neighborhood, as well as provide convenience goods and services to their surrounding neighborhoods. The range of goods and services offered is extensive and includes all types of retail and personal, medical, business, and professional service establishments.

NC-3 districts are located along heavily-trafficked thoroughfares which also serve as major transit routes. They include several of the longest linear commercial streets in the city, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the district from smaller-scaled commercial streets, although they include small- as well as moderately-scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. Many commercial buildings do not have rear yards.

A diversified commercial environment is encouraged for the NC-3 district, and a wide variety of uses are permitted. Building envelope standards encourage moderately large commercial uses and buildings. Rear yards are only required at residential levels. Retail businesses are permitted on a building's first and second story, while personal services and offices are permitted on all stories. Limited wholesale and light manufacturing activities are permitted only on the first and second stories. Since only a small number of residential units are located in this district, conversions are permitted on all stories. In addition, new residential development is permitted on all upper stories.

NC-S Neighborhood Commercial Shopping Center

The NC-S zoning district is a new district designed to replace C-1 and C-2 district controls for shopping centers and supermarket sites. They are intended to serve as small and mid-sized shopping centers which provide retail goods and personal services for car-oriented shoppers. Shopping centers commonly contain at least one anchor department store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually serves a larger population than the immediate neighborhood and in the case of one large shopping center is in competition with the downtown retail district and other prominent retail streets.

Shopping centers and supermarket sites bear little relation to the surrounding street network and residential development. The prevailing one-story buildings are removed from the street edge and are set in a parking lot. Ground and second floors are devoted to retail sales and some personal services and offices. Building envelope standards allow for large commercial uses and buildings. Retail businesses are permitted on all building stories. Limited wholesale and light manufacturing activities are permitted as conditional uses on all stories.

GC General Commercial

A General Commercial district is proposed for areas which are currently zoned C-2, but are not neighborhood serving, such as the Ferry Building, Fisherman's Wharf, Candlestick Cove, the North Sansome-Battery corridor, as well as portions of Lombard Street. Building envelope standards and permitted uses would remain essentially unchanged from existing C-2 controls at this time. However, they could be amended in the future if changing conditions warrant modifications, either for all GC districts or on an individualized basis.

DISTRICTS PROPOSED FOR SPECIALIZED REGULATIONS

Fifteen new individual zoning districts are proposed for districts with special land use problems. The recommendations for these districts are summarized below.

Broadway

The Broadway neighborhood commercial district is part of a large commercial area including North Beach to the north, Chinatown to the southwest, and parts of Jackson Square to the southeast.

Broadway's special popularity as a citywide and regional entertainment district is derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street. These places attract locals and visitors alike, mainly in the evening and late night hours. The western section of Broadway contains a lively mix of small-scale restaurants and stores. Besides the retail and entertainment businesses, Broadway contains many upper-story residential hotels. Due to its proximity to downtown, strong pressures exist to develop upper-story offices in the eastern section of the district.

The Broadway district is designed to encourage development that is compatible with the existing building scale, and maintain the district's balance of places of entertainment, restaurants, and small-scale retail stores serving local residents. Commercial uses are permitted in the first two stories and housing in the upper stories, in keeping with the district's mixed-use character. Existing affordable housing is protected by regulating the conversion of upper-story residential units to non-residential uses. While permitting most types of retail uses, special controls are necessary to prevent the location of non-retail offices. Due to the high traffic volume on Broadway, auto-intensive uses such as gas stations, auto repair garages, and drive-up uses are prohibited. Parking garages are permitted as conditional uses if their design includes entries and exits that do not disrupt the traffic flows on Broadway.

Castro Street

The multi-purpose commercial district along Castro and 18th Streets provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of bars, restaurants and specialty clothing and gift stores which serve both San Francisco's gay community and other city residents. The district also supports a number of offices in converted residential buildings.

The district proposed for Castro Street is designed to maintain existing small-scale development and promote a balanced mix of uses. Future commercial uses are permitted at the ground story, and are conditional on the second story, thereby reserving the uppermost stories for residential occupancy. Existing housing units are protected by requiring conditional use review for conversions of residences at the second story and not permitting them above that level. In order to maintain convenience stores and protect adjacent residential livability, controls regulate the proliferation of new eating and drinking establishments and financial institutions. The continuous retail frontage is further maintained by prohibiting most automobile and drive-up uses.

Inner Clement Street

The Inner Clement Street commercial district is located in northwest San Francisco in the Richmond district. The commercial district provides a wide selection of convenience goods for the residents of the Inner Richmond district. The Inner Clement commercial district's nightlife is characterized by numerous eating and drinking establishments, places of entertainment, a movie theater and some retail establishments open during evening hours. The concentration of restaurants on Inner Clement Street is equal to any commercial street in San Francisco, drawing customers from throughout the city and region. There are also a significant number of professional, realty, and business offices as well as financial institutions. The district's pleasant pedestrian character is derived directly from the densely developed retail frontages.

The district proposed for Inner Clement Street is designed to promote development that is consistent with existing land use patterns and supportive of the district's vitality. New development may contain commercial uses in the first two stories, although conditional use review is required at the second story. Existing upper-story residential units would be preserved by prohibiting their conversions to commercial use. Special controls are necessary to preserve the equilibrium between convenience and comparison shopping businesses, and to minimize the impacts generated by the growth of eating and drinking establishments. In order to maintain the street's active retail frontage, controls also regulate the development of financial institutions and automobile uses.

Outer Clement Street

The Outer Clement Street neighborhood commercial district, located on Clement Street between 19th Avenue and 27th Avenue, contains small scale convenience businesses as well as many restaurants and a movie theater which serve a neighborhood and citywide clientele during the evening hours. Convenience shopping uses cater for the most part to daytime neighborhood shoppers. Outer Clement Street contains mixed-use buildings interspersed with fully commercial and fully residential buildings.

The district proposed for Outer Clement Street is designed to promote development that is in keeping with the district's existing small-scale, mixed-use character. Future commercial growth is confined to the ground story in order to promote more continuous and active retail frontage. To foster mixed-use buildings, new housing development is encouraged at the upper stories. Conversions of existing upper-story housing units are restricted. Restaurants are regulated in order to limit the problems of traffic, congestion, noise and late night activity associated with such uses. Other special controls are designed to preserve the low-intensity character of the district.

Upper Fillmore Street

The Upper Fillmore Street neighborhood commercial district runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets in the south-central portion of Pacific Heights. This medium-scaled, multi-purpose commercial district provides convenience goods for the immediate neighborhood and comparison shopping goods and services on a specialized basis to a wider trade area. Many businesses are active during both day and evening, including a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The moderate building scale of the Upper Fillmore Street neighborhood commercial district has a dense, mixed-use character of residential levels above one to two levels of commercial use. Controls proposed for the district would maintain this character by permitting commercial uses at the first two stories, reserving the upper two stories for residential uses. In existing buildings, commercial growth by conversions of residential units is monitored by conditional use review at the second story and prohibited above that level. As one of the more active commercial districts in San Francisco, special controls are necessary to preserve the balance between convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, the development and operation of eating and drinking establishments and financial institutions are limited.

Haight Street

The Haight Street shopping area provides convenience goods and services to local Haight-Ashbury residents as well as comparison shopping goods and services to a larger citywide market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by city residents especially for eating, drinking, and entertainment. Numerous housing units establish the district's mixed residential-commercial character.

The district proposed for Haight Street is designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Commercial uses are directed primarily to the ground story. In further promoting the mixed-use character, new buildings would require conditional use review for second story commercial uses. New housing in upper stories would be permitted. In existing buildings, valuable rental housing units are protected by prohibiting on upper-story conversions to non-residential use. Individual controls are also necessary to maintain the balanced mix of commercial uses in the Haight Street district. Limits on eating, drinking, entertainment, tourist accommodations, and financial services are intended to regulate the more intensive commercial uses which have recently threatened the variety and mix of goods and services available.

Hayes-Gough

The Hayes-Gough neighborhood commercial district, adjoining the Civic Center and Performing Arts complex, west of San Francisco's Downtown, functions as a mixed residential-commercial area. The commercially-zoned area contains several sections, which are distinct from each other in their use composition and character. Different sections are proposed to be zoned to residential, other neighborhood commercial, or general commercial zoning districts. Specific controls are proposed for the core area focused on Hayes and Gough Streets. Uses around that intersection contain a limited range of retail commercial activity, mostly catering to the immediate needs of the neighborhood. Restaurants and art galleries attract a wider clientele including Performing Arts and Civic Center workers and visitors.

The district proposed is designed to allow growth and expansion compatible with the existing building and use scale. At the same time, new development should not reduce significantly the availability of affordable housing. Commercial uses are permitted to occupy entire lots of the first two stories and reviewed as conditional uses above the second story. New residential development is promoted on the upper stories. Conversions of existing upper-story residential units are protected and monitored by conditional use review.

Special controls aim to promote vital pedestrian-oriented commercial activity by permitting most retail uses at the ground story, but restricting certain sensitive and problematic uses such as entertainment and automotive uses. Retail sales activity is further promoted by requiring conditional review for new offices seeking ground story space.

Upper Market Street

The Upper Market Street neighborhood commercial district extends three long blocks along Market Street from Church to Castro Street, in addition to several adjacent blocks and lots on the cross streets. It is a multi-purpose commercial district that provides limited convenience goods to several neighborhoods bordering Upper Market. Nevertheless, it serves largely as a specialty shopping street for a broader trade area. A large number of offices are located on Market Street due to its easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of a single commercial district. Rather the street appears as a collection of dispersed commercial centers, concentrated at Market and secondary street intersections.

The district proposed for Upper Market Street is designed to promote larger-scale development and to preserve the existing mix of commercial uses in a manner that maintains the livability of the surrounding residential areas. Larger development is allowed to better define the street and create a better identity for the district. In order to encourage mixed-use buildings with continuous retail frontage, commercial uses are permitted by right at the first two stories, but require conditional use review above the second story. This approach would reserve the uppermost stories for residential development. Existing upper-story residential units are preserved through the review of second-story residential conversions and the prohibition of conversions above that level. Special controls are applied to enhance the retail character and preserve the mix of commercial uses by limiting eating and drinking establishments and financial institutions and prohibiting drive-up uses.

North Beach

North Beach functions as a neighborhood marketplace, citywide specialty shopping and dining district, tourist attraction, as well as an apartment and residential hotel area. Traditionally, the district has provided mostly convenience goods and services for North Beach residents and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and citywide specialty businesses has shifted gradually, as some convenience stores have turned over to bakeries, ice cream parlors, and restaurants. The proliferation of financial services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

New zoning controls are designed to ensure the livability and attractiveness of North Beach, yet provide for some future growth. New commercial development is permitted in the first two stories and, in keeping with the existing mixed-use character of the district, housing is encouraged in the upper stories. Limitations of housing conversion to non-residential uses preserve existing upper-story housing units and help prevent the location of non-neighborhood serving offices in North Beach. Special controls are also proposed to limit eating and drinking establishments and financial services, the proliferation of which threaten to disturb the existing well-balanced mix of retail sales and services in the district.

Polk Street

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street neighborhood commercial district has a dense mixed-use character with residential units above ground-story commercial use. The district has a continuous commercial frontage along Polk Street for nearly the entire length. Larkin and side streets in the district have a greater proportion of residences. Polk Street provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. The district has many apparel and specialty stores, as well as some automotive uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

The district proposed for Polk Street is designed to encourage and promote development which fully utilizes the potential building envelope and is compatible with the surrounding neighborhood. Consistent with Polk Street's existing dense, mixed-use character, future development may contain commercial uses in the first two stories and residential uses in the upper stories. Existing housing units are preserved by regulating upper-story conversions. Polk Street has an active and continuous retail frontage serving both citywide and neighborhood customers. Controls limit the proliferation of eating, drinking, and entertainment establishments, which can produce noise, garbage, and other nuisances and displace other types of local-serving convenience goods and services.

Sacramento Street

Located in Presidio Heights, the Sacramento Street neighborhood commercial district functions as a small-scale linear shopping area. The daytime-oriented retail district's stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the city. Evening activity in the district is limited to one movie theater and some stores at the corner of Presidio Avenue.

The district proposed for Sacramento Street is designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. Generally, new commercial development is permitted in the first two stories, with residential use permitted at the second story and above. Existing residential units are protected by prohibiting conversions at the third story and above, and requiring conditional use review for second story conversions. Special controls are designed to protect existing ground-story retail uses and encourage a continuous retail frontage. Medical and business office growth is directed to the second story, with some ground story restrictions. Rear yard controls would protect surrounding residents from potential problematic uses. The daytime orientation of the district is encouraged by limiting the late night hours of operation for commercial uses.

Union Street

The Union Street commercial district provides limited convenience goods for the residents of sections of the Cow Hollow, Marina, and Pacific Heights neighborhoods immediately surrounding the street. Important aspects of Union Street's business activity are eating and drinking establishments and specialty shops whose clientele come from a wide trade area. There are also a significant number of professional, realty, and business offices. Many restaurants and bars as well as the district's two movie theaters have day and evening hours. On weekends the street's clothing, antique stores and galleries do a vigorous business.

The district proposed for Union Street is designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, that promotes a continuous retail frontage, and protects adjacent residential livability. Commercial development is permitted in the first two stories and monitored at the third story and above by conditional use review. Existing upper-story residential units are preserved by requiring conditional use review of conversions to non-residential use. Special controls are designed to preserve the remaining convenience businesses and to reduce the cumulative impacts which the growth of certain uses, especially eating and drinking establishments, have on neighborhood residents. Controls also regulate the development of financial, business and professional offices and prohibit most automobile and drive-up uses.

Valencia Street

The Valencia Street commercial district provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area with retail and wholesale home furnishings and appliance outlets. In addition, the commercial district has several automobile-related businesses and large light manufacturing operations. Eating and drinking establishments contribute to the street's mixed-use character and evening activity. There are an increasing number of upper-story professional and business offices, some of which have displaced residences.

The Valencia Street district has a pattern of large lots and businesses and a sizable number of upper-story residential units. In keeping with the mixed-use character of the district, commercial development would be encouraged mainly at the ground story and housing at the upper stories. Limited new office growth would be accommodated at the second story by conditional use, but commercial uses are prohibited above the second story. Existing residential units are protected by requiring conditional use review for second-story conversions and prohibiting conversions above. Special controls are designed to monitor the scale of uses, but encourage continuous and varied retail frontage. Retail frontage is promoted by monitoring institutional uses, and prohibiting drive-up uses, most automobile uses, and new non-retail commercial uses.

24th Street-Mission

The 24th Street-Mission neighborhood commercial district is a mixed use district providing convenience goods for the immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, bakeries and other neighborhood and secondhand stores. Dwelling units are located above many ground story commercial uses.

The district proposed for 24th Street-Mission is designed to provide for sufficient growth potential for development consistent with the existing medium-scale pattern. Commercial uses are encouraged at the ground story and may be permitted at the second story by conditional use review. Existing upper-story housing units are preserved by prohibiting upper-story conversions of residences to commercial use. In order to maintain convenience stores and protect adjacent livability, the development and operation of eating and drinking establishments are limited. Continuous retail frontage is maintained and encouraged by prohibiting most automotive and drive-up uses.

24th Street-Noe Valley

The 24th Street-Noe Valley neighborhood commercial district is a daytime-oriented, multi-purpose commercial district which provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area with primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The district proposed for 24th Street-Noe Valley is designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area. Commercial uses are encouraged at the ground story, but new retail service growth requires conditional use review at the second story. New housing development would be permitted and promoted in the upper stories. The proposed controls also seek to preserve the existing upper-story housing units on 24th Street by prohibiting upper-story conversions. By prohibiting drive-up and most other auto-related uses, the controls are designed to prevent additional traffic and congestion on an already overburdened linear commercial strip. In order to maintain the variety and mix of retail sales and personal services along the commercial strip and to control the problems of traffic, congestion, noise, and late night activity, the location, distribution, and proliferation of certain potentially troublesome commercial uses, namely bars, restaurants, amusement enterprises, cabarets, hotels, and financial offices are regulated.

FUTURE ACTIONS

The Neighborhood Commercial Rezoning Study is a draft for community review. Over the coming months, Department staff will prepare an environmental evaluation of the recommendations contained in the study and will meet with merchants, residents, and property owners to discuss the proposed Master Plan policies and zoning controls. This fall, following appropriate notice to all property owners and interested parties, the City Planning Commission will hold public hearings to receive testimony prior to taking action on the proposals.